

Up Holland Conservation Area



Conservation Area Appraisal

March 2001

Development and Leisure

**T.L Abernethy, BSc MCD MRTPI
Executive Director/Deputy Chief Executive**

CONTENTS

AN APPRAISAL OF THE CONSERVATION AREA

Preface - Purpose of the appraisal

- 1 Introduction
- 2 Location and setting
- 3 Historical Evolution
- 4 Land uses
- 5 Natural features
- 6 Building Features
- 7 Other important features
- 8 Detracting features
- 9 Conclusions

PREFACE - PURPOSE OF THE APPRAISAL

This appraisal is part of a programme of appraisals of all the current and proposed conservation areas in West Lancashire.

The District Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review, from time to time, its conservation area designations and consider any new areas, and under Section 71 of this Act, to formulate and publish proposals for the preservation and enhancement of these areas.

When West Lancashire's existing conservation areas were designated mostly in the 1970's and 1980's it was generally recognised that these areas were of a special character which warranted preservation and enhancement. However, very little was actually written down as to which features were important in this respect. English Heritage now recommend the carrying out of appraisals which will allow a full assessment of the characteristics of existing and proposed conservation areas. This will enable the Council to decide whether the conservation area still has sufficient character to warrant its designation or whether the area needs extending in any way.

The appraisals will also highlight the implications for the future preservation and enhancement of a conservation area and will provide a useful basis for the publication of proposals for the preservation and enhancement of conservation areas as is required by Section 71 of the Act.

The policies on conservation areas contained within the West Lancashire Local Plan form the basis for determining planning applications for development in these areas. This appraisal should be read in conjunction with these policies and will form a material consideration in the consideration of planning applications and planning appeals.

The appraisals will also provide a basis for: reviewing conservation area boundaries; guiding future local authority action in preparing enhancement schemes and in guiding the actions of others; and, where appropriate, increasing planning controls.

It is intended that these issues will be considered in full consultation with local residents and landowners, local interest groups, the Parish Council, the Conservation Areas Advisory Panel and Lancashire County Council. Proposals for this Area will be the subject of a separate document.

Finally, this document will hopefully raise awareness of the special qualities of the Conservation Area so that as the area continues to evolve, it does so in a sympathetic way and the essential character of the area is maintained for future generations.

What is a Conservation Area?

A conservation area is an area of "special architectural or historic interest", the character of which is considered worthy of protection and improvement. It is the combination of the buildings, street patterns, open spaces, vistas, landmarks and other features which give a conservation area its distinctive character. This character should be the focus of efforts towards preservation and enhancement.

Under Planning Legislation the local authority has wider powers than usual to control development which might damage the area's character. The controls which exist in conservation areas are contained at the end of this document.

It is important that there is a consensus on the quality and importance of a particular conservation area in order to assist in its maintenance and enhancement. To be successful, conservation policy must be a partnership between West Lancashire District Council and the many interests involved in the conservation area's future.

INTRODUCTION

The Up Holland Conservation Area was originally designated in June 1975 by West Lancashire District Council because it represents a historic village which retains many attractive architectural and landscape features which are worthy of protection.

One of the most dominant features is the narrow streets and its elevated position on the slope of a ridge in between Ashurst and Billinge. Often associated with Wigan, only five miles away to the east, Up Holland village is very built up. The core of the historic village consists of five main streets, Parliament Street, School Lane, Church Street, Higher Lane and Alma Hill. In the heart of the village is the Church of St Thomas the Martyr, incorporating the standing remains of Up Holland Priory, a Benedictine Priory of the 14th Century.

There are many historic buildings, dating from the 17th and 18th Centuries, largely now in residential use, although the village does have three public houses, a few shops and number of businesses mainly on School Lane and the central core of the village.

Historic Landscape Character

The Council carried out an assessment of the landscape character of the District in January 1994 highlighting five main types of natural areas which have developed over time. Up Holland is within Natural Area 4: Wood and Pasture land. Policies are laid out in the West Lancashire Local Plan to protect the distinctive character and quality of each landscape. Up Holland is described as having an historic townscape quality of County importance and policies protect this by ensuring any new development is constructed in sensitive materials and make provision for some architectural investigations and restoration or enhancement of historic features.

The steep slopes, poor soils and dissected character, resulted in this area not being used for intensive agriculture which was common in the lowlands of West Lancashire (Crosby 1994). After 1750 much of the area was subject to increasingly extensive exploitation for sandstone and to a lesser extent coal giving an industrial dimension to Up Holland's historical development.

Up Holland still has evidence of its medieval priory and retains a distinctive identity and character but this has been harmed by some 20th Century developments. Its range of 17th and 18th Century houses and public buildings suggests a period of considerable prosperity prior to the Industrial Revolution. Crosby states that it is important to monitor change but that the historic features are generally safe, as conservation area status has helped to retain much of this character.

LOCATION AND SETTING

Location

Up Holland village is situated within the parish of Up Holland in between Wigan and Skelmersdale, and in 1991 the population was almost 7,000.

At the eastern edge of the settlement is Dean Brook which marks the administration boundary between West Lancashire District Council and Wigan MBC.

Landscape setting and topography

The conservation area and settlement is on the eastern slope of the Parbold-Billinge ridge and the settlement has a distinctive stepped and terraced pattern of development from the bottom of the hill in the east up to Alma Hill estate which is at the top of the ridge west of the village centre, 130 metres above sea level.

The main streets run mostly in a north to south direction along the contour lines which are close together highlighting the steepness of the hills in the conservation area. Stepping down from Alma Hill almost at the highest point of the village to the first terrace is Higher Lane, and again to Church Street which runs along the contour line. From Church Street the gradient down School Lane is gentler towards the Brook at the eastern end of the village. This topography gives the village its distinctive townscape character and views of the rooftops and chimneys are important features which add to this quality environment.

The attractive open landscape east of Church Street and Parliament Street includes fields, trees and greenery. The church yard provides a setting for the Church and Priory House.

The village is within the settlement area as defined in the West Lancashire Local Plan which allows residential development but requires that it be designed in a way which is sensitive to its historic character.



Set out below in this document is a detailed assessment of what makes Up Holland Conservation Area special. The important features are identified separately, but it is the combination of these features which justifies the designation of the conservation area rather than any one in particular.

The map on the next page shows the current boundary of the conservation area.

HISTORICAL EVOLUTION

Archaeology

There is currently one very important archaeological site designated as a Scheduled Ancient Monument within the conservation area. Scheduling gives the sites protection against harmful development and policies in the West Lancashire Local Plan help the Council to ensure that the site and any future potential sites are protected and enhanced.

Upholland Benedictine Priory, Church Street

The Priory was the last Benedictine Priory to be built in the Country in the early 14th Century. The main upstanding ruins lie to the south of the Church and include the wall which divided the dorter (dormitory) from the cloisters, but part of the Priory has been incorporated into the Church and these parts associated with the medieval Church are included in the scheduling. The Scheduled area includes the Conservative Club car park where it is believed that the cloisters stood. Parts of the Priory probably incorporated some of the buildings of an earlier college and reflect therefore an earlier layout of the foundations and it was not a wholly purpose built building.



Historical Evolution

There is no evidence that Up Holland was settled by Romans, but they appear to have passed through as a figure of victory was found in a nearby field in the 19th Century. Up Holland was however mentioned in the Domesday Book of 1086 when it was held that Steinulf had two ploughlands of about 210 acres of arable land worth 64 pence.

In 1202 these passed to Matthew de Holland whose family rose to considerable prominence and were influential in establishing Up Holland as the seat of their power. Matthew's grandson, Thurston had three profitable marriages and his grandson, Robert became the first Baron Holland and indeed Robert Holland fought against

Wallace in Scotland under Edward I. On his return he fortified his house, which is said to have been located on Tower Hill. He rose in prosperity due to his association with the Earl of Lancaster who gave him many grants. The Earl's rebellion in 1321/22 led to his lands being taken away and when Earl Thomas was executed, Robert was murdered in 1328 by followers of the Earl who believed him to be a traitor. Roberts second son, Thomas Holland, married Joan, granddaughter of King Edward I and their descendants became Earls of Kent and Huntingdon and Dukes of Surrey and Exeter. In 1380 Thomas Holland, 2nd Earl of Kent was made Earl Marshall of England by Richard II.

During the reign of Edward III Roberts son, Robert recovered Up Holland and it passed to his granddaughter Maud Holland who married John Lovel, 5th Lord Lovel, whose family held it until 1487 when it was granted by the King to the Earl of Derby in the mid 17th Century. Up Holland descended to Lady Ashburnham who sold it in 1717 to Thomas Ashurst of Dalton who sold it to Sir Thomas Bootle shortly afterwards.

Robert de Holland endowed a chapelry at Up Holland in 1307 when he received a licence from the Earl of Lancaster and dedicated it to St Thomas who was the patron saint of the Earl of Lancaster. In 1310 he extended the chapel into a collegiate chapel for 13 Canons who lived as a community devoting their lives to religion and teaching. By 1318 the college had been deserted and the following year Robert changed the foundation to a Priory of Benedictine Monks. Work began on the new extensive works for the Priory and continued until 1450, supervised by Thomas of Doncaster, the first Prior. This was Lancashire's last monastic foundation and England's final Benedictine priory to be established before the Reformation.

By 1530 the buildings had begun to fall into disrepair and the monks by all accounts were not living according to their rules and there was much corruption. In 1536 Henry VIII ordered the dissolution of the smaller monasteries, including Up Holland and the Priory and its land were not demolished and sold to John Holcroft and then to Sir Robert Worsley. The Priory became a Chapel of Ease connected with the Parish Church in Wigan until 1882 and the Chancel of the Priory became the nave of the present Church.

Up Holland was a village affected by the Civil War as it was intensively loyal to the crown. The Earl of Derby fought for the King and was taken prisoner in 1651 and then beheaded in Bolton. In 1645 Up Holland was surveyed by the Commonwealth Trustees Manor as having 1,645 acres consisting of pasture and mossland with some wasteland. There was a smithy in Hall Green and the inhabitants were employed as blacksmiths, linnen websters, shoemakers, butchers, carpenters, millers, spurriers and tanners.

In the 1740's and 50's, just under half of the male population in Up Holland was employed in textiles which is a significant number. Small scale agriculture and domestic industries were also very important in the village (Walton 1987). Overseas markets increased in importance in the early 18th Century with an increasing dependence on textiles as well as the developing influences of Liverpool and transportation improvements for markets particularly in coal.

In 1882 Up Holland became a separate parish and in 1894 an urban district. Up Holland was the centre of a stone quarrying industry in the 19th Century, as well as nail making and handloom weaving. There was also a market and a pig fair which was held yearly. Collieries were located south and west of the manor and village in the surrounding countryside.

The historical plans of 1850 and 1892 give some indication of how the physical morphology of the village has evolved in the last 150 years.

LAND USES

Land Uses around the Conservation Area

The edge of the settlement boundary is drawn tightly around School Lane and Cinnamon Brow and Higher Lane and marks the edge of the Green Belt between Orrell and the village. The surrounding land use east of Parliament Street is Dean Wood Golf Course and areas of informal open land. The green belt boundary is drawn quite tightly around the village of Up Holland which gives the area a semi-rural aspect despite the village itself being largely built up and being close the Metropolitan District of Wigan

The land use to the west and north of the conservation area boundary is residential where Up Holland merges with the town of Skelmersdale. The southern part of the area which is in agricultural use, east of Cinnamon Brow provides views across to Abbey Lakes a local nature conservation site.

Land Uses in the Conservation Area

The land uses within the area are largely residential including buildings from many different periods, spanning 400 years but mainly from the 19th and 20th Centuries. The streets have very built up road frontages, but have some small pockets of open space including the small park in the centre of the village around the Church of St Thomas the Martyr and the graveyard east of the church. There is a grassy embankment with some trees between Alma Hill and Higher Lane which is also an attractive pocket of open space and greenery within the built up conservation area.



There are some elements of commercial activities, including a DIY shop on School Lane and a garage workshop on Back School Lane and down Cinnamon Brow. A large plot which is accessed from Church Street is occupied by a telephone exchange

and incorporates a large unattractive building in between Higher Lane and Church Street.

Views

The topography of the site itself provides for spectacular views within the conservation area, from the top of the ridge down onto the streets, allowing for a glimpse of the Church through gaps in the buildings. Similarly, from School Lane there are attractive views to the rear of the Church and Churchyard. Views are many and varied because of the topography of the area and layout of the roads which step down the hill very steeply.



The built up areas to the west of the village outside the conservation area are hidden from view by the steep slopes which has the effect of containing the village and making it appear smaller and less built up.

NATURAL FEATURES

The main areas of natural landscape features are found around the Church and graveyard and around the larger properties such as Priory House and barn and around the cottages at 4 and 6 School Lane. There are also some small areas of landscaping at the top of Back Brow which are attractive features in this part of the conservation area.



Trees and plants are important to the conservation area principally as visual relief and softening of the built environment. They add colour, and changes with the seasons and provide a setting for the listed and other historic buildings in the settlement, but particularly the Church. They provide a welcome contrast to the built fabric and hard surfaces within the area. They contribute to the biodiversity of the area, providing shelter and shade for wildlife, they improve and maintain air quality by acting as natural air filters, providing visual enhancement and acting as screening between the built environment. There are no trees protected by any Tree Preservation Orders in the conservation area.

BUILDING FEATURES

Much of the conservation area is made up of built features and this section attempts to summarise the most important qualities of the streetscape. There are a number listed buildings within the conservation area which already benefit from additional planning control of insensitive development. These cover over 400 years of development in the village. These are as follows and are shown on Plan UP.4 as well as including locally important historic buildings which should be retained but are not afforded the same protection as listed buildings. Plan UP.5 highlights some of the main urban design characteristics within the village.

Church of St Thomas the Martyr



The principal building in the village is the Parish Church which dominates the townscape in the village and is historically important because of its association with the Benedictine Priory founded in 1317-18. It is a Grade I listed building and the nave is the former chancel of the Priory. The west tower is late 15th Century and the chancel is dated 1882-6. Constructed of coursed rubble with a slate roof.

Outside the church adjacent to the Church Street entrance are two stone piers with wrought-iron lamps at the foot of the steps to the churchyard. These are Grade II listed buildings dating from the early 19th Century and have group value with the church.

Up Holland Priory remains

The sandstone rubble west wall is dated from the 14th or early 15th Century and has an arched doorway with chamfered surround, now almost hidden with present land levels being higher. There are very few other visible features from the Priory. The wall is a Grade II listed building as well as being a scheduled ancient monument of archaeological importance.

Priory House, Church St

This Grade II listed house is probably a mid 18th Century enlargement of an earlier house which has been altered and restored. The character of the house is derived from the continuous piecemeal development over the centuries. Built of coursed squared sandstone with a stone slate roof and brick chimneys. The drawing over the page dated 1727 shows Priory House and the rear of the Church in the early 18th Century.

It gives some indication of what the view from the south-east was like nearly 300 years ago.

The house now has an large brick extension north of the building completed in 1993 which is at the rear of the house and is in the style of an orangery. This was sensitively designed to preserve the complex nature of the existing house due to its wide views within the conservation area

Conservative Club, Church St

Formerly a Parsonage this Grade II listed building was built in 1822 and is now the Conservative Club. The building is built in coursed squared sandstone with a stone slate roof in a classical style. This building has been well maintained and retains much of its original character although it would be improved if the existing casement windows were replaced with vertically sliding sash windows.

Alma Hill Farmhouse and Cottage

This group listed Grade II were formerly a farmhouse with workshop to the rear but has now been converted into two dwellings. Material is coursed squared sandstone with a composition tile roof and brick chimneys. There are some 20th Century alterations and additions to the cottage.

"Brooklands" No. 30 Parliament St



This house built in the 19th Century of coursed squared sandstone with stone slate roofs in a Jacobean style and is a Grade II listed building.

Coach-house and Rock House 41, 45 & 45a Parliament St



An interesting collection of buildings built in the late 18th Century, probably of sandstone rubble but rendered and painted white and a stone slate roof. These are in residential use they have group value despite a number of alterations. The windows have been altered although the window openings are probably original.

Nos. 47-53 Parliament St

This row of 4 cottages were built in the early 18th Century and have been somewhat altered. Built in coursed sandstone rubble with stone slate roofs and brick chimneys they form an attractive collection of cottages in what was an densely developed street frontage as the historical maps show.

4 & 6 School Lane

This pair of cottages were built in the late 17th or early 18th Century of coursed sandstone rubble and some brick with stone slate roofs and brick chimneys but have since being altered and enlarged.

Old Grammar School, rear of Nos. 8-14



This former school is now a workshop and was built in the early 17th Century but was altered in the 18th and 20th Centuries. It is a Grade II* listed building. Built of coursed squared sandstone with quoins the stone slate roof has been replaced with a pantile roof. The building has a plaque with the Derby crest and date of 1633 which correspond with the fact that the Earl of Derby was granted Up Holland by the King in the 17th Century.

Weslyan Methodist Chapel and School, School Lane



This Grade II listed building built of coursed painted sandstone rubble and some brick and dated 1849, is in a poor state of repair and is unoccupied. Internal features however point towards a much earlier building which was added to at the first floor level. The Wesleyan Methodists by the early 19th Century in Lancashire were concentrating their education methods on teaching religious doctrine and the reading of

scriptures as a means of social discipline and salvation. A Building Preservation Trust is interested in conversion to a number of apartments, and this is currently under consideration. The ground floor to the rear has some 20th Century additions. The Chapel has some group value with nos. 29 and 31 adjacent properties.

29 and 31 School Lane

These two cottages were probably originally one house and built in the early 17th Century and altered in the 18th Century. No. 29 is built from brick now with a composition tile roof and no. 30 is built from coursed sandstone rubble with quoins has a stone slate roof and brick chimneys.

The Owl Inn



This pub on School Lane was originally built in the 17th Century but has been altered and enlarged. There is some evidence of timber-framing in the east gable wall as the photograph shows but is largely built from coursed squared sandstone rubble, with slate roofs.

Derby House, No. 55 School Lane



This was the former Old Manor Court House and is dated 1633. It is built of coursed sandstone rubble with quoins, a slate roof and brick chimney. There are new windows at the first floor level, front and rear. On the front elevation is a stone plaque carved with the Stanley crest of the eagle-and-child and on the rear elevation is another with the Legs-of-Man, the initials "ILS" in the top left hand corner. This is said to have been used as a jail.

Nos. 57 and 59 School Lane

This pair of houses was built in the late 18th Century of coursed sandstone rubble with quoins, slate and composition tile roof and is now a house, flats and a shop. Alterations to windows and doors detract somewhat from the original character of the buildings.

Old Dog Inn, Alma Hill

This late 18th Century pub listed Grade II is of coursed rubble and random rubble with a slate roof, but now has a painted rendered facade. Some of the windows have been altered and there is a small 20th Century extension on the right.

Unlisted buildings

The remainder of the built environment is mostly made up of terraced properties the majority of which are situated along the road frontages of the main streets. These vary in age but in general School Lane has the most historic buildings along it suggesting that it may have been the medieval part of the village and formed a small settlement in association with the Priory.

The pattern of development along the street with the continuous unbroken line of buildings with rear yards which were accessed through arched entrances reflect a medieval layout of an area. It is possible to build up an understanding of the pattern of development by studying the earlier ordnance survey maps which show how the village has evolved and developed. The townscape although altered has retained some of its original layout and structure.

The various terraces in the conservation area have been altered in varying degrees, but they are important in creating the character of the conservation area, with their architectural rhythm of window openings and doorways, and stone cills and lintels that define the original openings. Whilst many of the original windows and roof materials have replaced, the long term objective of reinstating original windows and roof materials should enhance the character of the area.

The village has accommodated the mass building of houses during the 19th Century which led to much overcrowding. Historical maps show that Up Holland was considerably more built up then than it is now especially at the southern end of Parliament Street on the west side. Some of the houses probably date from the late 18th Century, being of a similar size and style as 47 - 53 Parliament Street and Rock House. Similarly, Back Brow and Higher Lane / Alma Hill were densely populated but these were probably cleared as a result of the poor housing and sanitary conditions which developed around the mid to late 19th Century.



The Photograph shows a man demolishing an old pub on the corner of Church Street and School Lane, and opposite a row of buildings which no longer exist. Interestingly the first property is similar to Derby House dating from the early 17th Century. It is worth at this point considering

what this building has been replaced by; a house built in the late 1970's which is shown below and which detracts from the character of the conservation area because of its design and materials.



Many of the properties along the north side of School Lane were built in the late 19th Century, including Hope Cottage (left) which still retains its original windows.

42-52 School Lane are more likely earlier, from the late 18th or early 19th Century. Beyond these in between 52 and 54 School Lane, to the rear of the

road frontage down Back School Lane are a further collection of terraces built in the late 19th Century possibly early 20th Century. These terraces follow the bends in the road, are mostly immediately at the back of the pavement and define the character of the village along the street frontages.



There have been a number of new developments in the village some more sensitively designed than others. One which compliments the village townscape is St Thomas's Court which is located in between Church Street and Higher Lane. It was completed in 1992 and part of the development has converted the former School and Parish rooms into 3 dwellings and the further six dwellings have been designed in a courtyard with pedestrian access via steps onto

Higher Lane. This development has achieved a good quality design in suitably matching materials which compliment the character of the village and the topography of the area.



There are some 20th Century developments of varying quality the most recent are still being completed at the top of Alma Hill on the estate. Set back behind sandstone walls the houses are 3 storey and are highly visible buildings in the conservation area. There has been some attempt to site the houses in an appropriate way close to the street frontage. The steep slopes have the effect of making the housing very prominent.

This should be taken into consideration with any future development by considering the views when siting and designing. Plan UP.6 shows how the village's development reveals a pattern in the age of the buildings along particular streets.

Within the conservation area boundary are some further modern housing developments on the edges of the conservation area which do not reflect the same quality of the above developments. Firstly, at the northern edge of the boundary is an art deco building which has been substantially altered with a large car park and two modern bungalows which do not make a positive contribution to the character of the conservation area in this location. Secondly, Abbey Close has been arbitrarily included in the west of the boundary and equally has little architectural merit. Also at the southern end of the conservation area there is a car sales garage and three modern houses which detract from the character of this part of the conservation area. However beyond this at some distance from the historic core of the village is a row of three-storey 19th Century terraces which retain a historic character worthy of protection despite being much altered.

OTHER IMPORTANT FEATURES

Skyline

The nature of the landscape, which is dependent on the topography is reflected in the townscape of Up Holland and the result is a distinctive skyline of rooftops and chimneys visible from the different levels in the landscape. The impact is increased with rows of terraces of differing periods and heights which create variety and interest in the environment.

Alleyways and yards



The alleyways and rear yards particularly along School Lane portray what is likely to have been the medieval street pattern that was laid out centuries before and is an important feature in the character of the historic village of Up Holland.

Boundary walls

These are a distinctive and defining feature around the conservation area found along main roadsides and marking the curtilage of properties and should be retained.

Surfaces

The road surfaces and pavements are generally tarmac and stone slabs, which are softened by small intermittent pockets of greenery and open space. Back Brow is paved with small concrete setts which are not very authentic, but they define the route as a pedestrian link though to Higher Lane.

DETRACTING FEATURES

Detracting elements in the Conservation Area and threats to the historic townscape.

There are many features that detract from the historic character of the conservation area and clearly these are largely the result of insensitive design and modern developments which do not respect the historic features. There is a need to ensure that all new developments, alterations and changes of use are in keeping with the distinctive character of the area and also that the design is of a high quality and considers the implications of increasing the density of development.

1. Harmful modern developments
2. Derelict historic buildings in disrepair
3. Heavy traffic, particularly along Parliament Street and School Lane
4. Loss of traditional features such as original sash windows, doors and roof materials

CONCLUSIONS

A conservation area is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This appraisal clearly demonstrates that Up Holland contains both outstanding architectural and historic townscape interest, fully justifying its status as a conservation area. Some of these important characteristics within the village have been identified on Plan UP.5

The following features have been identified as being important to the character of the conservation area;

- Distinctive topography of the site which has defined the pattern of development in the settlement
- Up Holland Priory and Church of St Thomas the Martyr
- Medieval street patterns
- Wide range of historic buildings from many different periods

All individuals and organisations with an interest in the Area must work together to tackle these problems to preserve the character of the conservation area and perhaps restore some original features to enhance the character of the area.

PRINCIPAL EFFECTS OF CONSERVATION AREA DESIGNATION

By designating a Conservation Area the Council is confirming that it regards the area as a place where special care should be taken to maintain and improve its visual character. This means that change in a Conservation Area is subject to greater control than elsewhere, principally:

- 1 Special attention will be to the desirability of preserving or enhancing the character or appearance of a conservation area when dealing with planning applications;
- 2 Conservation Area consent is required from the Council for the demolition (with some exceptions) of buildings and walls;
- 3 The Council must be given six weeks notice of any proposal to carry out any work to any tree within the area;
- 4 Permitted Development Rights (i.e. those building works which do not normally require planning permission) can be removed if the Council makes any Article 4 (2) Direction to do so, and these rights are in any case more limited than outside a Conservation Area. Even without an Article 4 (2) Direction, building works within the curtilage of a single dwelling house in a conservation area require planning permission if they involve:
 - the erection of a side or rear extension which is more than 50 cubic metres or 10% of the volume of the original dwelling house, whichever is the greater;
 - the cladding of the exterior with stone, artificial stone, timber, plastic or tiles;
 - the erection of any building with a cubic content greater than 10 cubic metres;
 - the enlargement of the dwelling by adding to or altering its roof;
 - the installation of a satellite dish/antenna if it is on a chimney, on a building which exceeds 15 metres in height or on a wall or roof which fronts a highway.

[The legislation relating to Permitted Development Rights is complicated and could be subject to change. It is therefore advisable to check with the planning authority before carrying out any building works].