

Conservation area frequently asked questions

What is a conservation area?

Conservation areas are areas which have been designated because of their special architectural or historic interest and where it is beneficial to preserve or enhance their character or appearance. There are now more than 8,000 conservation areas in England. These areas are important for their special qualities e.g. historic buildings, the layout of the settlement; open spaces etc.

The key legislation is the [1990 Planning \(Listed Buildings and Conservation Areas\) Act](#), which states in section 72 - General duty as respects conservation areas in exercise of planning functions.

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

How are conservation areas designated?

Conservation areas are designated by the local authority, on the basis of whether the area is of special architectural or historic interest and whether it would be beneficial to preserve or enhance that character or appearance. The process includes detailed analysis of the proposed Conservation Area, public consultation and formal approval by the local authority.

Can a conservation area boundary be altered once it has been designated?

Yes, the local authority we can undertake boundary reviews to identify potential extensions or de-designations. Such boundary reviews are normally undertaken during the preparation of a 'character appraisal' for the area.

What is a Conservation Area appraisal and management plan?

Conservation Area appraisals set out what is important about an area in terms of its character, architecture, history, development form and landscaping. The management plan sets out various positive proposals to improve the character and appearance of the Conservation Area.

What is a Conservation Area Statement?

These have been replaced by Conservation Area Appraisals and Management Plans, but were similar in describing the Conservation Area etc.

What are the Council planning policies for development in conservation areas?

We follow the guidance in the [National Planning Policy Framework](#) and the [National Planning Practice Guidance](#). Development proposals are considered on the basis of whether they preserve and enhance the character and appearance of the relevant Conservation Area. The Cotswold District Local Plan includes a specific policy on Conservation Areas.