

Colchester Borough Council
PO Box 889, Rowan House, 33 Sheepen Road,
Colchester, CO3 3WG

**Policy & Corporate
CONSERVATION**

Contact: Simon Cairns

Phone: 01206 508650 Fax: (01206) 282598

E-mail: planning.policy@colchester.gov.uk

Your ref:

Our ref: **180810**

Date: 30 April 2018

Dear Sir or Madam

Proposed Conservation Area for North Station Road and Environs (to be known as Colchester Conservation Area no.4) & Article 4 Direction

Town and Country Planning Act 1990, as amended; Town & Country Planning (General Permitted Development) (England) Order 2015 [*Article 4*]; Planning (Listed Buildings and Conservation Areas) Act 1990 [*S69, 70 & 71*], as amended & National Planning Policy Framework [*paragraph 127*].

PUBLIC CONSULTATION: Monday 30 April 2018 (09.00hrs) - Sun 10 June 2018 (23.59hrs)

At its meeting of 19 March 2018, the Local Plan Committee of Colchester Borough Council resolved to approve, for the purposes of public consultation, the area identified on **page 5** of this letter for consideration as a new conservation area to be known as Colchester Conservation Area No.4. The plan and the proposed conservation area is supported by two Conservation Area Appraisal and Management proposal documents:

- The North Station Road & Environs Appraisal and Management Proposals document; and,
- The Belle Vue Road & North Station Road [northern end] Appraisal and Management Proposals document

These can be viewed on the Council's Planning Consultation website.

<https://beta.colchester.gov.uk/info/cbc-article/?catid=local-plan-consultations&id=KA-01755>

As part of the public consultation exercise, I am writing to you to seek your views on the proposal to designate the area indicated on the accompanying plan as a Conservation Area. Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Local planning authorities have a statutory duty to consider whether parts of their area should be designated as Conservation Areas.

In this case, the former functional and historic relationship between the area and the historic walled Town Centre, and the expansion of the Town north-westwards along what is now North Station Road towards the early Victorian railway station [Colchester North Station] underpins this proposed designation. Nearly 2000 years of history can be found within the proposed conservation area.

Within the area are a number of listed buildings and many buildings considered to have townscape merit. The proposed conservation area in places adjoins the existing conservation area known as Colchester Conservation Area no 1: Colchester Town Centre. Other parts adjoin the Designated Grade II Historic Park & Garden of Castle Park.

Designation of a conservation area is a recognition of special character but with that will come certain new planning restrictions and responsibilities for home owners. These are described in summary form below:

Your house and permitted development:

Permitted development (PD) rights* [*your ability to undertake certain works to your house without the need for planning permission] are slightly different in conservation areas compared to other areas. This means that you need to make a planning applications for some forms of development which would not need such applications outside conservation areas. For example:

- Detailed residential changes like two-storey extensions, dormer windows, and stone cladding
- Extensions to retail premises (smaller floorspace increases; appearance should match the existing; limitations to click and collect facilities)
- Industrial and warehouse buildings (smaller floorspace increases)
- Limitations on change of use such as retail or agricultural to dwellinghouse

Demolition:

If you want to demolish your building you will need planning permission. If the building is also listed you will also need listed building consent.

Trees:

If you want to cut down, top or lop any but the smallest of trees in a conservation area you must notify your local planning authority six weeks before work begins. The authority will then consider the contribution the tree makes to the character of the area and if necessary create a Tree Preservation Order (TPO) to protect it.

Article 4 Direction:

It is the Council's intention to apply an 'Article 4 Direction' to preclude any works of extension or alteration to the exterior of a dwelling within the area defined as the new conservation area without first having secured planning permission even where such works would previously have constituted 'permitted development' . Whilst this may at first seem somewhat onerous it does the mean the Council is better able to control changes in the conservation area that would otherwise have not needed planning permission and that might unintentionally harm its special character.

The website described above provides an explanation of conservation area principles and the Full Draft Conservation Area Character Appraisal and Management proposals Document upon which the proposed conservation area is based.

I welcome any views you might have on this proposal and in particular any comments you may have on the proposed boundary of the Conservation Area. Your comments will be reported back to a future meeting of Local Plan Committee. It will then consider designating the proposed Conservation Area either in its proposed configuration or as amended following the views put forward during this public consultation period.

All properties within and adjoining the proposed Conservation Area are being consulted along with local Council members and relevant external agencies. Your views and comments can be made on-line at:

<https://beta.colchester.gov.uk/info/cbc-article/?catid=local-plan-consultations&id=KA-01755> (email planning.policy@colchester.gov.uk)

or in writing to

Colchester Borough Council
Policy & Corporate Services
Conservation Area Consultation [NSR]
Rowan House
33 Sheepen Road
Colchester
CO3 3WG

If you are not the property owner, would you please pass this letter and accompanying information on to the appropriate person. Thank you for your assistance and I look forward to receiving your views on this proposal. If you wish to discuss any of the above please contact me at vincent.pearce@colchester.gov.uk or 01206 282452. Please note that I work on Wednesdays, Thursdays and Fridays.

Yours faithfully

Simon Cairns

Simon Cairns, MRTPI, IHBC
Planning Manager

Proposed permitted development restrictions and map showing proposed conservation area boundary follow.....

Proposed 'permitted development' restrictions under Article 4 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Schedule 2:

Part 1: Development within the curtilage of a dwellinghouse

Class A: enlargement, improvement or other alteration of a dwellinghouse

Class B: enlargement of a dwellinghouse consisting of an addition or alteration to its roof

Class C: any other alteration to the roof of a dwellinghouse.

Class D: erection or construction of a porch outside any external door of a dwellinghouse

Class E: The provision within the curtilage of the dwellinghouse of -

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Class F: hard surfaces incidental to the enjoyment of a dwellinghouse

Class G: chimneys, flues etc on a dwellinghouse

Class H: microwave antenna on a dwellinghouse

Part 2: Minor operations

Class A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

Class B: The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

Class C: The painting of the exterior of any building or work.

Class D: The installation, alteration or replacement, within an area lawfully used for off-street parking, of an electrical outlet mounted on a wall for recharging electric vehicles.

Class E: The installation, alteration or replacement, within an area lawfully used for off-street parking, of an upstand with an electrical outlet mounted on it for recharging electric vehicles.

Class F: The installation, alteration or replacement on a building of a closed circuit television camera to be used for security purposes.

Part 3: Changes of use

All classes

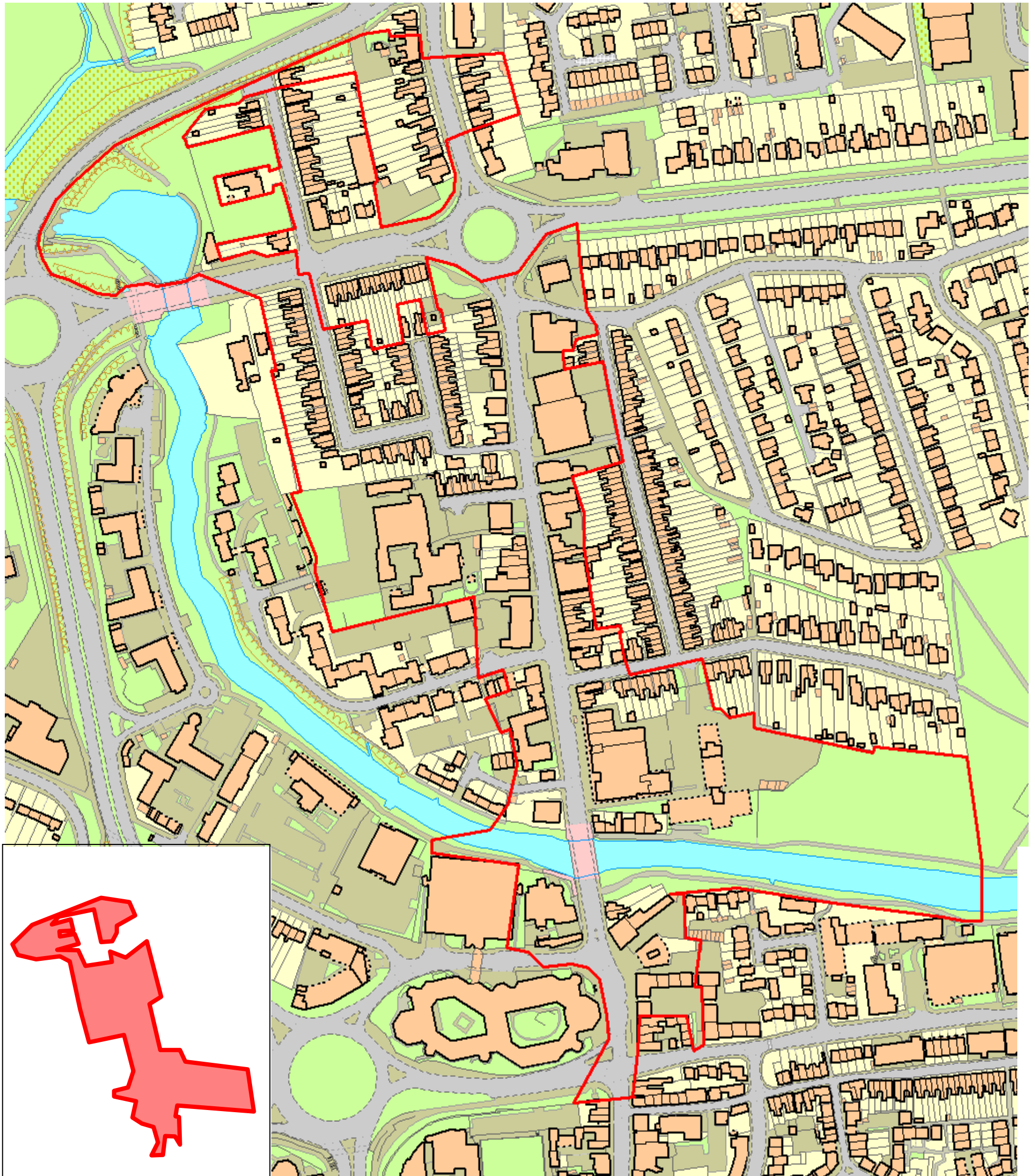
Part 7: non-domestic buildings and uses

All classes

map showing proposed conservation area boundary follows.....

DRAFT: North Station Road and Environs Conservation Area

PROPOSED CONSERVATION AREA



PUBLIC CONSULTATION