

Conservation Areas

A guide for residents



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North Kesteven District Council

What is a conservation area?

Conservation areas are designated by the District Council to protect parts of towns and villages that have special architectural or historic character.

They aim to retain and develop the general character of an area, rather than protect individual buildings. Designation of a conservation area does not mean an area will never change. However, it will make sure that new development will respect the established character of the area. Periodic reviews of conservation areas are carried out, which include consultation with local residents. Information and results of these reviews are available on the Council's website.

Living in a conservation area

The designation of a conservation area shows a positive commitment to preserve and enhance the quality of the local environment. The success of conservation areas depends upon the care given to properties by owners and residents.

New development

The Council will make sure that any new development within a conservation area will preserve or enhance the area's character or appearance, and not harm it in any way. Where new development is permitted, particular attention will be paid to its siting, scale, materials and detailing. Modern designs will not necessarily be rejected, but they must be designed with great sympathy for the area, relating well to the surrounding buildings, spaces and trees. All planning applications within a conservation area will be publicised in the local press.

Permitted development

Certain minor alterations and small extensions to existing dwellings in conservation areas can be carried out without planning permission. However, planning rules do differ. Please speak to Planning Services on the contact details on the reverse of this leaflet to confirm if planning permission is needed.



Conservation Area Consent

Conservation Area Consent is a special type of consent, which is only needed for the demolition of structures within conservation areas. This consent is only required when the building to be demolished has a volume of more than 115 cubic metres, or the structure is a gate, fence, wall or railing over 1 metre in height next to a highway, waterway or public open space or above 2 metres in height elsewhere.

Works to trees in conservation areas

Trees often make a major contribution to the character of a conservation area and so are protected through a special process. If works are proposed to fell, lop, top or uproot trees within a conservation area, six weeks notice must be given to the Council. During this time, no work should be carried out to the trees. This process applies to all trees that have a trunk diameter of more than 75mm when measured 1.5 metres above ground level. This includes fruit trees. If you are considering carrying out any works to trees within a conservation area please contact the Tree Officers at the Council.

Listed buildings

Listed buildings require special permission as they have their own regulations for any change to the fabric of the building, both inside and outside. This is called Listed Building Consent. It will also usually apply to structures within a property's curtilage, including outbuildings, garden walls, gates or railings.

Article 4 Directions

An Article 4 Direction is a separate type of restriction, which seeks to impose additional controls on development within certain areas. Areas covered by Article 4 Directions are subject to the removal of certain permitted development rights. There are currently two areas in North Kesteven District covered by article 4 directions, located in Wilsford and at Festival Field in Leasingham. For further information about these areas, please contact Planning Services.



Conservation areas within North Kesteven District

Aswarby	Bassingham	Billingham	Blankney	Bloxholm	Boothby Graffoe
Branston	Brant Broughton	Coleby	Doddington	Dunston	Harmston
Heckington	Heighington	Helpringham	Kelby	Leadenham	Martin
Metheringham	Navenby	Newton	Nocton	North Rauceby	North Scarle
Osournby	Potterhanworth	Rauceby Hospital	Scopwick	Sleaford	South Rauceby
Waddington	Washingborough	Welbourn	Wellingore	Wilsford	

How To Contact Us

In Person or By Letter North Kesteven District Council
District Council Offices, Kesteven Street Sleaford
Lincs NG34 7EF

By Phone: 01529 414155 or 01522 699699 from a Lincoln number

By Minicom: 01529 308088

By Fax: 01529 413956

Via Website: www.n-kesteven.gov.uk

By Email: customer_services@n-kesteven.gov.uk

Emergency out of hours telephone: 01529 308308 or 01522 699650

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