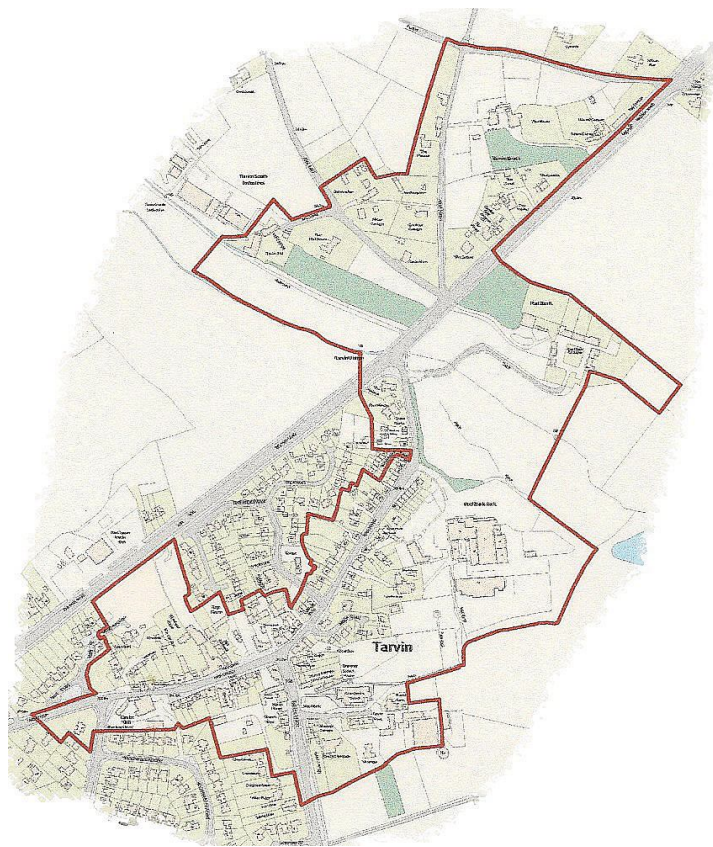


TARVIN PARISH COUNCIL

Guidance notes for property owners in TARVIN CONSERVATION AREA

Tarvin Parish Council is proud of its conservation area and wishes to preserve its character so that residents and others can enjoy it in the future. It has drawn up these guidance notes to inform property owners of what to do and whom to consult for advice if they wish to make alterations to their buildings.



A detailed map of Tarvin Conservation Area can be found at:
www.tarvinparishcouncil.org.uk

As a resident of the Tarvin Conservation Area [outlined in red on the map] your property will fall into one of the following categories:

Listed building.	See 1 below
Dwelling with Article 4(2) Direction.	See 3 below
Other dwelling within Tarvin Conservation Area.	See 4 below
Commercial premises within Tarvin Conservation Area.	See 5 below

If you propose to make alterations to your property, Tarvin Parish Council recommends that, before commencing work, you consult Cheshire West and Chester Council's Planning or Conservation Departments where you will get a sympathetic hearing and possibly save yourself time and money in the future.

CONTACT DETAILS:

e-mail:

Planning @ cheshirewestandchester.gov.uk

Conservationanddesign @ cheshirewestandchester.gov.uk

Telephone:

Ring 0300 123 7027, 9am to 5pm Monday to Friday, and ask for the Duty Planning officer or Conservation Officer

Or visit the Council Planning Offices at The Forum, 8.45am to 12.30pm or 1.30pm to 4.45pm, and speak to the duty officer.

1. LISTED BUILDINGS

The loss and devastation experienced by British towns and cities during the Second World war coupled with the wholesale redevelopment of the post-war years raised awareness of the nation's built heritage and focussed attention on the need for its protection. With individual buildings, the concept of "Listing" was introduced, which went a long way to protect buildings from demolition and inappropriate change.



Listed Buildings are structures recognised as being of special architectural or historic interest. Any kind of building or structure can be listed but fewer than 2% in England are considered to be worthy of the status.

There are three grades that can be assigned to listed buildings or structures: Grade I, Grade II* or Grade II. The most likely category of listing for a domestic dwelling is Grade II, which covers 92% of all listed buildings. A building is listed in its entirety and embraces all of the interior features, exterior and often outbuildings and walls.

You must have Listed Building Consent before carrying out any work that alters the character of a listed building. If you are thinking of altering or extending your listed building in any way, even if it seems quite minor (eg painting stone or brick walls, removing chimney pots, replacing guttering, doors or windows), advice should always be sought from Cheshire West and Chester Council's Conservation Team before work is commenced, in order to ascertain whether consent is required.

No fees are payable for Listed Building Consent applications.

The following Listed buildings and other structures are located within Tarvin Village:

Grade I

- Church of St Andrew, Church Street [east]

Grade II*

- The Flaggs and Hamilton House and front garden walls and gates, Church Street [east]

Grade II

- Poolbank, The By-Pass [south]
- Poolbank Cottage, The By-Pass [south]
- Mount Pleasant, The By-Pass [north]
- Church Cottages, Church Street [east]
- Church House, Church Street [east]
- Church Hall, Grammar School House and the Hearse House, Church Street [east]
- Gates and gate piers to the churchyard of St Andrew, Church Street [east]
- Sun Dial in the churchyard of St Andrew, Church Street [east] missing or stolen
- Tomb Chest of William Sandbach and others, 5m south east of sun dial in churchyard of St Andrew, Church Street [east]
- Tombstone of Beatrix Hollinsworth, 12 metres west of west door of Church of St Andrew, Church Street [east]
- Tomb chest of William and Elizabeth Hilton, 17 metres west of west door of Church of St Andrew, Church Street [east]
- Tomb chest of John Minshull and daughter, southwest corner of churchyard of St Andrew, Church Street [east]
- Old Vicarage, Church Street [east]
- Red Lion, Church Street [west]
- Tarvin Hall, High Street [south]
- No 54 High Street [south]
- No 76, High Street [south]
- Nos 78 and 80, High Street [south]
- No 86 and attached outbuilding, High Street [south]
- No 51, High Street [north]
- No 55, Rode House, High Street [north]
- No 71 Gunnery, High Street [north]
- Nos 103 and 105, High Street [north]

2. TARVIN CONSERVATION AREA

Listing could not protect buildings which, individually, did not meet the criteria but which, with their neighbours, collectively formed an area of distinct historic interest, character and value.

Councils were given the power to designate such areas as Conservation Areas, recognising them as having 'special architectural or historic interest, the character of which it is desirable to preserve and enhance'.

Tarvin Village Centre was designated as a Conservation Area on 8th February 1973.

The architectural or historical interest of a conservation area is not just created by individual buildings, but by groups of structures, with associated landscaping and boundary treatments. Trees also have an important impact, as do floor surface coverings and views into and out of the area.

Conservation areas are designated to protect places of significance. The legislation imposes tighter planning controls within these areas. These controls are intended to prevent the special interest of the places being degraded by inappropriate alterations and development.

Tarvin Parish Council does not oppose all development within the Tarvin Conservation Area as a matter of principle but is anxious that any new buildings or alterations to existing buildings should reflect the quality of design and construction of the surrounding area and be in sympathy with and make a positive contribution to its character.

See also the Tarvin Village Design Statement, of which a copy is held at Tarvin Library, or which can be found on Tarvin Parish Council's website www.tarvinparishcouncil.org.uk

When it comes to felling or heavily pruning trees in a conservation area, owners have to notify the local authority in writing of their intention to do so and the authority can decide whether it wishes to protect the tree by making a Tree Preservation Order.



3. DWELLINGS WITH ARTICLE 4(2) DIRECTIONS

Certain types of development of dwelling houses can be carried out without the need for planning permission. These are known as 'permitted developments', and cover a wide range of minor works and alterations by householders.

In some circumstances, a Planning Authority may wish to prevent people from exercising these rights in order to retain control of the way in which a development is carried out. This is usually done by means of a direction under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 (Statutory Instrument 1995, No. 418).

Properties to which such a direction is applied are referred to as having an Article 4(2) Direction.

Examples of alterations that cannot be carried out without the requirement of planning permission to a property, which is the subject of an Article 4(2) Direction, are the replacement of doors and windows.

The properties within the Tarvin Conservation Area to which Article 4(2) Directions have been applied are:

High Street

24, 26, 28, 35, 37, 38 (Tarvin Methodist Church), 40, 41, 42, 47, 49, 53, 57, 58, 59, 60, 66, 68, 72, 74, 75, 79, 81, 85, 87, 90, 91, 92, 93, 94, 95, 96, 98, 100, 102, 104, 106, 111, 113, 115, 117, 119, 119A, 121, 123, 125, 127, 131, 133, 135, 137, 139, 1 to 3 Well Cottages, Top Farm House, 1 to 4 Lichfield Mews, Chapel House

Church Street

1 to 4 Church View, Glebe Cottage, Vicarage Cottage, 1 to 3 Tarvin Mews, Church Farm, Vicarage

Tarvin Sands

Mill Cottage

This list of Article 4(2) properties is correct at the time of publishing, but subject to change.

If your house has an Article 4(2) Direction on it, you should always seek advice from the Cheshire West and Chester Council's Planning or Conservation Departments, before commencing work on any alterations.

No fees are payable for planning applications made due to the Article 4(2) Direction Designation

4. OTHER PRIVATE DWELLING HOUSES WITHIN TARVIN CONSERVATION AREA

There are restrictions on what works may be carried out on structures within a conservation area.

The types of work on dwelling houses within conservation areas that are restricted include: removal and erection of boundary walls, cladding of buildings, installation of solar panels and satellite dishes on certain elevations and limitations on the size of extensions and outbuildings which can be erected without planning permission. This list is by no means comprehensive.

Alterations to the external appearance of properties within the Tarvin Conservation Area, may require Conservation Area Consent. You should always seek advice from the Cheshire West and Chester Council's Planning or Conservation Departments, before commencing work on any alterations.

No fees are payable for Conservation Area Consent applications.

Properties do change their names and it cannot therefore be assumed that because a building is not one of those identified in Paragraphs 1 and 3 above, it is not Listed or the subject of an Article 4(2) Direction.

If you live within the Tarvin Conservation Area and propose to make alterations to your property, you should double-check its status with

Cheshire West and Chester Council's Conservation Department before commencing work.

5. COMMERCIAL PREMISES

Commercial premises do not have basic permitted development rights and so, generally, any building alterations require planning permission. Always speak to the Planning Department for advice **before** starting works.

Signage and design of shop fronts is covered by a separate form of planning control applying to the display of outdoor advertisements.

Tighter controls and size constraints relate to signs within the Conservation Area. Depending on the detail of the sign, consent may be required.



Applications for advertisement consent must be submitted to the Cheshire West and Chester Council's Planning Department on the appropriate forms and accompanied by clear plans. This is a legal requirement, and again, it could save you time, inconvenience and money in the future if you consulted the Planning Department before installing **any** new signs or altering the appearance of commercial premises.

6. ENERGY EFFICIENCY

Although installation of double-glazing would not be permitted in Listed Buildings and in some Article 4(2) properties, Tarvin Parish Council is concerned that householders should not be put off making alterations to improve their properties' energy efficiency and recommends that they seek advice from the Cheshire West and Chester Council's Planning or Conservation Departments on what alterations would be permissible.

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