



Living in a Conservation Area

A Guide for Owners and Occupiers



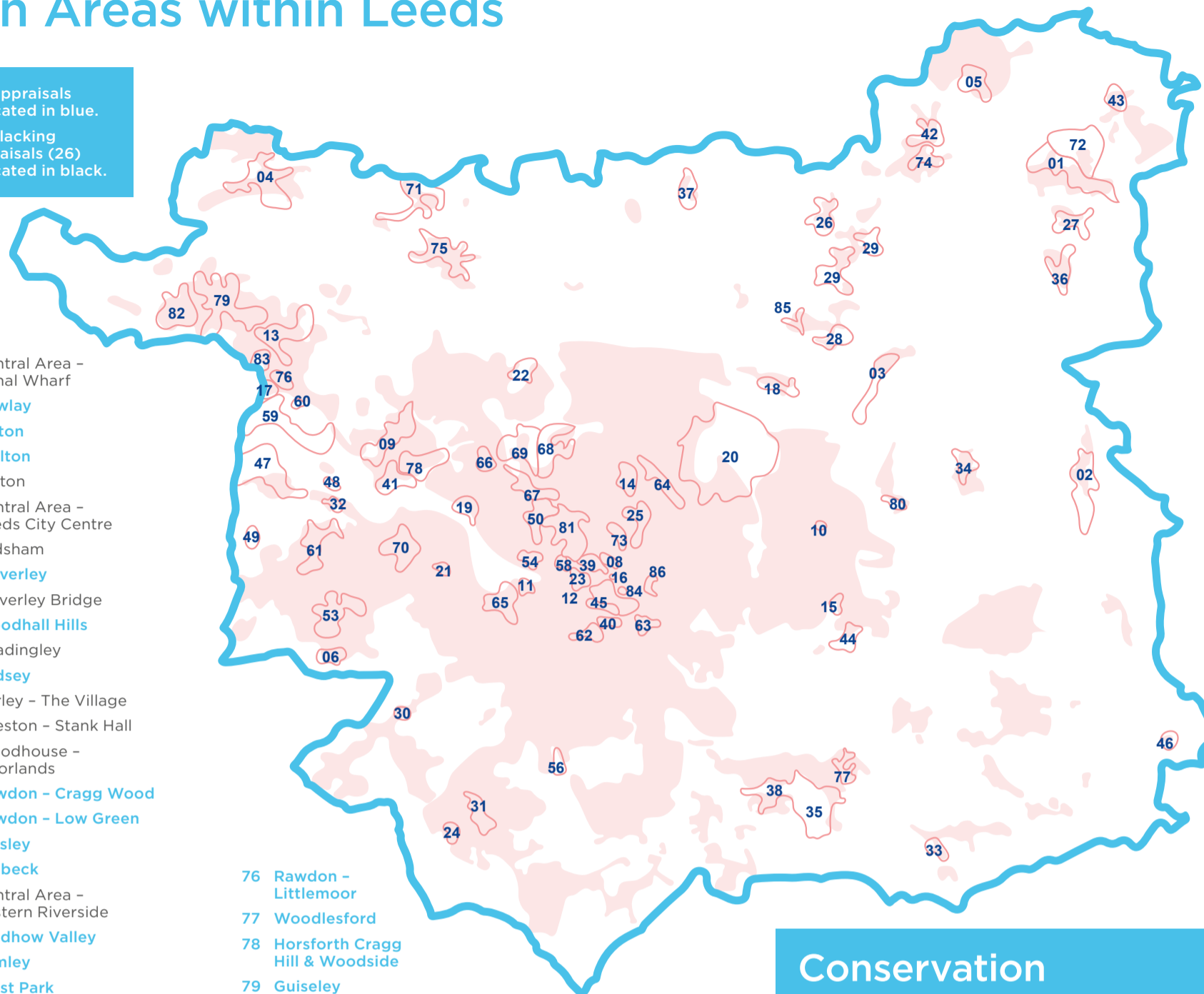
Conservation Areas within Leeds

- 01 Boston Spa
- 02 Aberford
- 03 Thorner
- 04 Otley
- 05 Wetherby
- 06 Pudsey - Fulneck
- 08 Woodhouse - Blenheim Square
- 09 Horsforth
- 10 Seacroft - Dawsons Court
- 11 Armley - Armley Mills
- 12 Woodhouse - Hanover Square - Woodhouse Square
- 13 Yeadon
- 14 Chapel Allerton
- 15 Whitkirk
- 16 Central Area - Queen Square
- 17 Rawdon - Little London
- 18 Shadwell
- 19 Kirkstall - Kirkstall Abbey
- 20 Roundhay
- 21 Bramley - Hill Top
- 22 Adel - Saint John's
- 23 Woodhouse - Clarendon Road
- 24 Morley - Dartmouth Park
- 25 Chapeltown
- 26 East Keswick
- 27 Clifford
- 28 Scarcroft
- 29 Bardsey-Cum-Rigton
- 30 Famley - Upper Moor Side
- 31 Morley Town Centre
- 32 Rodley
- 33 Methley Church Side
- 34 Barwick in Elmet
- 35 Oulton
- 36 Bramham
- 37 Harewood
- 38 Rothwell
- 39 Woodhouse - Woodhouse Lane - University Precinct

CA appraisals indicated in blue.
CAs lacking appraisals (26) indicated in black.

- 40 Central Area - Canal Wharf
- 41 Newlay
- 42 Linton
- 43 Walton
- 44 Colton
- 45 Central Area - Leeds City Centre
- 46 Ledsham
- 47 Calverley
- 48 Calverley Bridge
- 49 Woodhall Hills
- 50 Headingley
- 53 Pudsey
- 54 Burley - The Village
- 56 Beeston - Stank Hall
- 58* Woodhouse - Moorlands
- 59 Rawdon - Cragg Wood
- 60 Rawdon - Low Green
- 61 Farsley
- 62 Holbeck
- 63* Central Area - Eastern Riverside
- 64 Gledhow Valley
- 65 Armley
- 66 West Park
- 67 Far Headingley
- 68 Meanwood
- 69 Weetwood
- 70 Bramley Town
- 71 Pool-In-Wharfedale
- 72 Thorp Arch
- 73* Buslingthorpe
- 74 Collingham
- 75 Bramhope

- 76 Rawdon - Littlemoor
- 77 Woodlesford
- 78 Horsforth Cragg Hill & Woodside
- 79 Guiseley
- 80 Scholes
- 81 Headingley Hill & Hyde Park & Woodhouse Moor
- 82 Tranmere Park
- 83 Nether Yeadon
- 84 Grand Quarter
- 85 Shadwell Holywell Triangle
- 86 Mabgate



Conservation Area Appraisals

The Conservation Areas highlighted in blue already have Conservation Area Appraisals in place. If you are interested and want to find out more about an area please visit the Leeds City Council's webpage <https://www.leeds.gov.uk/planning/conservation-protection-and-heritage/conservation-area> where you can download a copy of all current appraisals.



Rainwater Goods

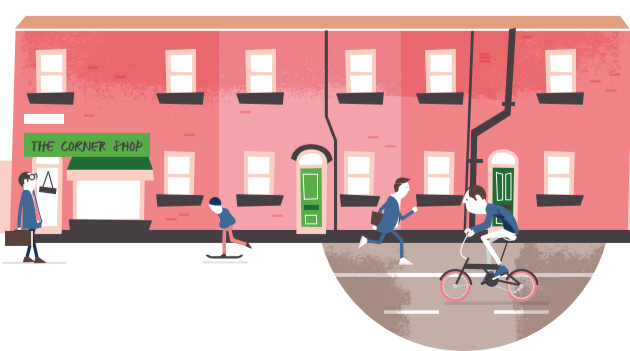
Where possible retain and repair original cast iron gutters, brackets etc. If repair is not viable, aluminium and zinc are acceptable alternatives.

Chimneys

The shape, design and variety of chimney stacks play an important role in the character of an area and should be retained and repaired in the original materials.

Pointing and Mortar

Repointing and repairing heritage buildings constructed from brick and stone in cement mortar can cause irreparable damage. Any repairs should be completed in a suitable lime mortar allowing the building to breathe. Cleaning stone can also cause permanent damage as it removes the natural protective barrier and leaves the stone susceptible to the elements.



Roofs / Dormers

Retain or replace original materials where possible. Imitation slates are a poor alternative and can detract from the character of the area.



Gardens, Grounds and Trees

Trees in a Conservation Area are protected and decisions to lop, crown, pollard or fell must be referred to a Council Tree Officer. Any intentions (proposals) to lop etc. require six weeks written notice to be given to the Council's Tree Preservation Officer.

Satellite Dishes / Solar Panels

Planning permission is required to install a satellite dish or solar panel on any part of a building that faces onto or is visible from the highway.

Windows & Doors

Any alteration or replacement can have a detrimental effect on the character of a building. Original windows and doors should be retained and repaired. Security grills should be discouraged on any elevations visible from the road. Plastic windows and doors should be avoided - their disposal damages our environment and they don't last as long as timber. Usually they have a negative impact on a building. It is desirable to keep historical internal features such as fireplaces, doors, skirting boards, staircases etc.

Boundary Treatments

Original boundary treatments such as walls, railings and hedges all have an impact on the streetscape and should be retained as should paths and steps.



Dos ✓

Good example of authentic wooden sash windows:



Good example of colourful wooden cottage doors:



Good example of tasteful signage:



Dos ✓

Good example of traditional roofs and chimney-scape:



Good example of well-kept garden and boundary treatment:



Questions

What if the property is listed?

If a property is listed then Listed Building Consent will be required for any alteration, extension or demolition of that building whether it is inside or outside of a Conservation Area. Additionally, the majority of works to alter, improve or enlarge a listed building require consent, including works to the interior and within or to its curtilage.

What about advertisement and signage?

Certain categories of adverts which would normally have deemed consent under the Advertisement Regulations are restricted within Conservation Areas. Advertisement consent is usually required for all signage, whether inside or outside a Conservation Area. However new signs and advertisements within a Conservation Area will be strictly controlled and given careful consideration to sympathetic design. Conservation Area designation also includes controls to cover business signage, flags, and hoardings around building sites.

Does demolition require consent?

Any buildings or structures over 115m³ should not be demolished without prior consent from the Council. This also includes structures such as some boundary walls, gates and fences. It is an offence to demolish a building without first getting consent. If in doubt contact the council for advice.

What are the benefits?

Research completed by Heritage Counts in 2017 found that Conservation Areas are very popular amongst members of the public and residents because of their effectiveness in protecting the character and appearance of an area. They are places where people want to live and are prepared to pay a premium for.

How do I carry out repairs and maintenance?

Owners of buildings are encouraged to repair and maintain their properties without loss or damage to their character or integrity. Repairs should be considered as the preferred option with replacement only where it would enhance the character or appearance of the Conservation Area. Historically correct solutions should be adopted using appropriate design, materials and construction methods to match the original.

What is a Conservation Area?

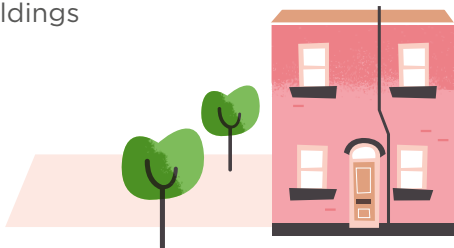
A Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance,' as defined in section 69 of the Planning (Listed Building and Conservation Area) Act 1990.

This is typically an area of historic buildings, but it is more than just the buildings alone. The historic layout of an area including boundary treatments, public realm, paving materials, open green spaces and streetscape all help to contribute to the special character of the area. Narrow yellow lines on road markings and black painted street furniture also indicate a Conservation Area.

What are the effects of living in a Conservation Area?

Conservation Areas are subject to planning controls on a number of elements, including but not limited to:

- Demolition
- Minor developments that affect a building's character
- Satellite dishes
- Solar panels
- Security grilles on doors and windows
- Advertisements and signage
- Listed buildings
- Trees



Useful Contacts

Historic England York Office

01904 601 948

Leeds City Council

www.leeds.gov.uk/contact-us

Leeds City Council Conservation Team

0113 222 4409

Leeds City Council Enforcement Team

Planning.enforcement@leeds.gov.uk

The Society for the Protection of Ancient Buildings

www.spab.org.uk

Tree Preservation Officer

landscapeplanning@leeds.gov.uk

Produced by Leeds Civic Trust

For additional paper copies contact office@leedscivictrust.org.uk or ring 0113 243 9594.

For interactive online leaflet go to www.leedscivictrust.org.uk/heritage

‘A Conservation Area designation is not about preventing change. It is about preserving and enhancing the area’s special qualities’
Heritage Counts 2017