

DEMOLITION IN THE CONSERVATION AREA

Conservation area status introduces control over the demolition of most buildings in the conservation area. This is in order to retain those buildings which contribute positively to the character and appearance of the conservation area.

You will need to apply for planning permission for demolition of:

- a building in a conservation area, the total volume of which is over 115m³
- a gate, fence or wall over 1 metre high fronting onto a highway or open space, or over 2 metres elsewhere.

Contact the Development Control section on 01924 306586 or email developmentcontrol@wakefield.gov.co.uk

FENCES, GATES, GARDEN WALLS



You will need to apply for planning permission if you wish to erect or add to a fence, wall or gate and:

- it would be over 1 metre high and next to a highway used by vehicles (or the footpath of such a highway), or over 2 metres elsewhere
- your right to put up or alter fences, walls or gates is removed by a planning condition imposed by the grant of a previous planning permission
- your house is a listed building or in the curtilage of a listed building or forms a boundary with a neighbouring listed building or its curtilage (i.e. the land immediately surrounding it, including any closely associated buildings).

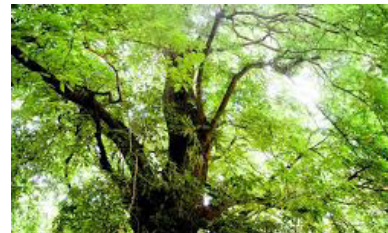
HEDGES

The use and nature of hedges may be controlled through previous planning conditions.

Covenants or other restrictions in the title of your property or conditions in a lease may require that you obtain someone else's agreement before carrying out some kinds of work to your property. You can check this out yourself or consult a lawyer.



TREE PRESERVATION ORDERS AND TREES IN THE CONSERVATION AREA



There are two ways that legal protection may apply to trees in private ownership:

1. **Tree Preservation Order (TPO)**, which applies to trees at individual addresses and locations.
2. **Conservation Area**, wherein a level of blanket protection exists applying to all trees above 75mm diameter when measured at 1.5 metres up the stem.

It is a criminal offence to carry out unauthorised work to such trees, and penalties attract very heavy fines for the wilful destruction of protected trees.

Anyone planning to carry out work to trees in the conservation area such as lopping, topping, pruning or felling must send Wakefield Council a notice of their intention to do so by completing an **Application for Tree Works Form – Wakefield Council** giving details of tree species, its location and nature of the work to be carried out. Its purpose is to allow the Planning Officer six weeks to evaluate the tree and respond.

There are some exceptions, for example if there is an immediate risk of harm on the grounds that the tree is dead, dying or dangerous and action needs to be taken quickly for safety reasons. In this event you can notify the Planning Officer using a five day notice of your intentions to remedy the hazard. The Planning Officer will usually attend to confirm this and accept the notice if appropriate.

Arboricultural advice from a competent contractor is recommended for tree works.

For assistance in completing the **Tree Works Form** contact **Planning Services**
Tel; 01924 306586 or 306656

Note: Undertaking any type of works are the responsibility of the property owner or tenant and they should ensure that appropriate consents are in place prior to starting work.

This pamphlet was designed and produced by Badsworth Village Plan Group and supported by Badsworth Parish Council. The content was approved by Wakefield Council. January 2018

LIVING IN BADSWORTH CONSERVATION AREA

Responses to the Village Survey conducted in Spring 2017 indicated that, although most people in the village were aware of the Conservation Area, there was a desire for further information regarding the boundaries and what it means for residents.



In 1972 the Local Authority designated a large part of Badsworth a conservation area, the purpose being to provide for the preservation and enhancement of the special architectural appearance, historic interest and character of the village.

Features which contribute to this special character include:

- Open spaces, views, landmarks and landscapes
- Buildings of special interest having regard to their local scale, proportion, details and materials
- Trees and boundary features

Designation brings with it a number of additional controls including:

- Control over demolition of buildings
- Strengthened controls over minor development
- Special provision for the protection of trees
- Restriction of permitted development rights

The objective of these measures is not to stifle change but to provide for the positive management of this unique area of Badsworth.

