

Conservation Areas and Listed Buildings





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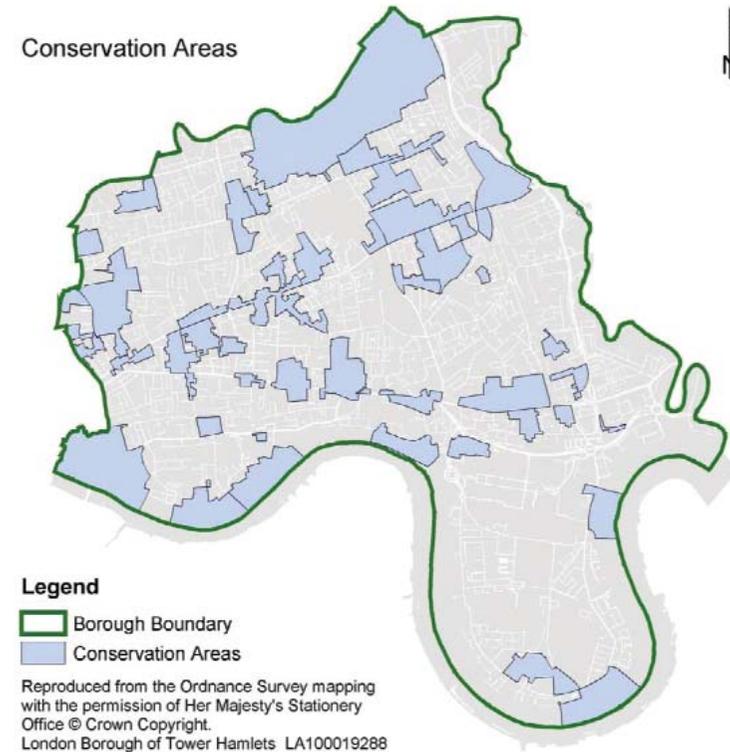
This guide is one of a series of leaflets that will provide information and advice on the services offered by the Directorate of Development and Renewal. In addition the Directorate offers a wide range of other services from Building Control, Access to Employment, Inward Investment and Major Projects including Transport Infrastructure. Housing services are also now part of Development and Renewal. For an introduction to these services please access the Council's website (address on back of leaflet). This guide covers the following:

1. Conservation Areas.
2. Listed Buildings.
3. Making an application.
4. Further Information.

The historic built environment is an important part of the Borough's heritage, with approximately 2000 Listed Buildings and 50 Conservation Areas. As part of its work in preserving the heritage of the Borough, the Council can award grants which can help pay for essential work in Conservation Areas and to Listed Buildings, which can often be used as a tool for positive regeneration.

1. Conservation Areas

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Under planning legislation, Tower Hamlets has a duty to designate Conservation Areas and has already set out 50 such areas across the Borough.



These areas represent the best of the different characteristics in Tower Hamlets.

In Conservation Areas, planning controls are more extensive than normal. Permitted development rights are more limited, and demolition and works to trees are controlled. You are strongly advised to contact the Council to check if works you are proposing need permission.

When works do need permission, such as the demolition of a building or lopping a tree, the Council will pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. Proposals will be assessed against their impact individually and cumulatively on the character, fabric, or appearance of the Conservation Area and its setting. Special regard will be had for the following:

- Character, scale and pattern.
- Bulk and height.
- Proportion and rhythm.
- Roofscape.
- Material.
- Landscaping/boundary treatments.

In general this means that new buildings, or alterations or extensions to existing buildings, must be of a high quality design.

2. Listed Buildings

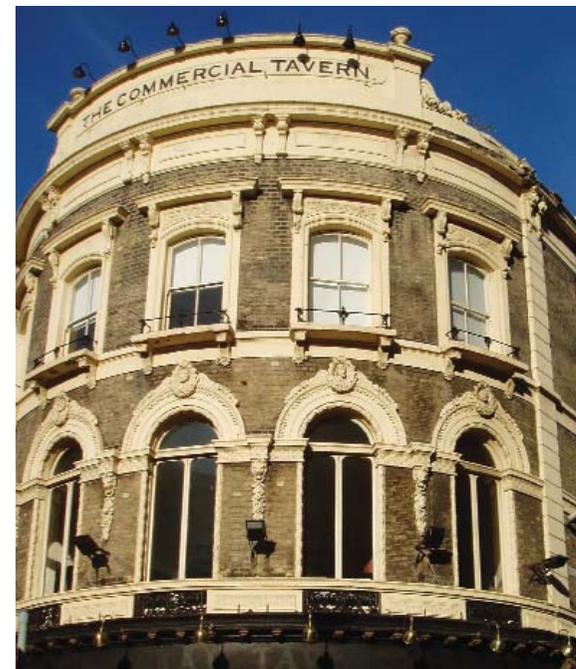
Buildings are listed for their architectural and/or historic interest. There are two categories of Listed Buildings within Tower Hamlets, those statutory listed by Central Government and those locally listed by Tower Hamlets. There are approximately 2000 statutory Listed Buildings and over 700 locally listed buildings.



2a. Statutory Listed Buildings

To find out if a building is Listed, you can contact the Council with the details provided at the back of this guide.

If a building is Listed, any alterations to the property, either internally or externally, will require Listed Building Consent from the Council. Listed Building Consent is required for any works of demolition, alteration or extension to the building which would affect its special architectural and historic character. Works within the grounds of a Listed Building can also require consent. Repairs to Listed Buildings may also require consent. It is always advisable to inform the Council of any plans you might have to carry out repairs.



Replacement usually constitutes an alteration and therefore requires Listed Building Consent. Examples of alterations which would probably not be given consent include the replacement of timber windows with uPVC replicas or the replacement of natural slate roofs with an artificial substitute.

2b. Enforcement

Unauthorised work to a Listed Building is a criminal offence and could result in a fine and/or imprisonment. The Council will take prompt action against those who have carried out unauthorised works to Listed Buildings. It is therefore essential to obtain Listed Building Consent before works begin.

The Council has a duty of care to ensure owners and prospective owners of Listed Buildings are aware of the need for maintenance and repair of such buildings. Regular maintenance can prevent serious and expensive problems at a later date.

If Listed Buildings are not maintained in good repair, then the Council can step in to ensure that relevant repairs are carried out. In some circumstances, the Council itself may undertake essential repairs and recover the cost from the owner. The Council has powers of compulsory purchase in such circumstances.

2c. Locally Listed Buildings

In addition to the statutory list there are a number of locally listed buildings within the Borough. Although these do not benefit from the statutory protection outlined previously, they have been recognised as being of local townscape importance. In order to retain these buildings the Council expects to see evidence that any proposed alteration enhances its character or appearance. Full justification for any redevelopment proposals will be sought including convincing evidence that the building could not be retained. Economic reasons alone will not always justify redevelopment.



3. Making an Application

For Listed Building Consent applications and some Conservation Area Consent applications, the Council will expect a higher level of material than normal to be submitted reflecting the special and sensitive nature of such applications. Additional copies of drawings may be required. Extra drawings that may be required over and above normal planning applications could include:

- plans, elevations and sections of buildings as they exist at present.
- drawings, including construction details, produced at larger scale (example scale 1:50 or 1:20).
- additional details regarding materials and construction.
- photographs.



For translation phone:



Albanian	Për përkthim, telefono:	Lithuanian	Vertimui, skambinkite:
Amharic	አባቱን አንዲተረጎምልህ ብትኝ ይህን ስልክ ደውል	Malayalam	ചതിഭാഷക്കായി വിളിക്കുക
Arabic	:للترجمة ، اتصل	Polish	Po tłumaczenie, zadzwoń pod:
Bengali/Sylheti	অনুবাদের জন্য টেলিফোন করুন :	Portuguese	Para tradução, telefone:
Chinese	如欲索取翻譯，請致電：	Punjabi	ਤਰਜਮੇ ਲਈ ਫੋਨ ਕਰੋ:
Croatian/Serbian	Za prijevod, nazovite:	Russian	Для перевода, позвоните под номер:
Czech	Pro překlad volejte:	Somali	Wixii turjumid ah, wac:
Farsi	:برای ترجمه با تلفن زیر تماس بگیرید:	Spanish	Para traducción, telefonee:
French	Pour obtenir une traduction, veuillez appeler :	Swahili	Piga namba hii ili upate makaratasi yaliyotafsiriwa:
Greek	Για μετάφραση, τηλεφωνήστε	Turkish	Tercüme için, Telefon
Gujarati	તરજૂમા માટે ફોન કરો:	Twi	Se won te brofo na wo pe mboa, fre me
Hindi	अनुवाद के लिए फोन करें:	Urdu	:ترجمے کیلئے فون کریں:
Japanese	翻訳に関する電話は :	Vietnamese	Muốn bản phiên dịch, gọi số:
Kurdish	:تەلیفون بو تە رجومه	Yoruba	Fun itumọ ede, ẹ pẹwa si ẹrọ-ibanisọrọ yi:

020 7364 5009

Also for large print, audio or braille

4. Further Information

The Council encourages and welcomes pre-application discussions with the community and businesses and can provide further detailed guidance by contacting 020 7364 5009.

More details about this area is available on the Council's website at:
www.towerhamlets.gov.uk/data/planning/data/general-advice/data/conservation-areas.cfm
www.towerhamlets.gov.uk/data/planning/data/general-advice/data/listed-buildings-index.cfm

Alternatively, you may wish to visit the Council's website
www.towerhamlets.gov.uk for further general information.



2005-2006
Promoting Racial Equality
Getting Closer to Communities
2004-2005
Supporting Social Care Workers
2003-2004
Community Cohesion



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