

**COLCHESTER BOROUGH COUNCIL**  
**Local Plan Committee**  
**Monday, 4 February 2019**

**AMENDMENT SHEET**

**9. Mill Field Conservation Area Designation**

Amendment to page 28 of the Mill field Conservation Area Appraisal and Management Plan document – see additional text on red font overleaf.

It is recommended that this would include:

- The alteration of any window, door, window opening or doorway visible from public vantage points
- The rendering or painting of the brickwork of any part of a dwellinghouse
- The cleaning of any brickwork
- Re-roofing with different materials
- Installation of a roof light to any part of the roof
- The erection, extension or alteration of a gate, fence, wall or other means of enclosure to any part of the property facing the highway; including the formation of any access
- The installation of micro-generation equipment including photovoltaic or solar water generation panels
- The alteration of entrance paths
- The erection of garages and car-ports
- Porches
- Removal of chimneys
- Two storey rear extensions

The recommendation for Article 4 Direction includes extensions (Schedule 2, Part 1 Class A GPDO 2015) alterations to the roof (Class C), erection of porches (Class D), outbuildings (Class E), hard standings (Class F), the erection or alteration of a means of enclosure (Class A, Part 2) or the painting of previously unpainted brickwork (Class C, Part 2 GPDO 2015). For the Schedule of Addresses, refer to Fig. 31, p.21, buildings marked in green (dwellings).

## **1.2 Additions & alterations**

It is suggested that the area indicated on the map in figure 1 is designated as a new conservation area. It is furthermore recommended that this area is protected by an Article 4 Direction to control future development and to ensure that in the future all development will enhance or preserve the character of the conservation area.

Where planning applications are submitted that relate to existing inappropriate features that erode the character of the conservation area it is expected that these alterations will be reversed and such features replaced with positive ones. Therefore like-for-like replacement of inappropriate features will not normally be permitted

## **1.3 Demolition and planning permission**

By designation of the conservation area all demolition over 115 cubic metres will be subject to planning permission. Works to trees will be subject to notification to the council.

When considering applications for demolition of buildings within the conservation area the general presumption will be for retention of buildings that contribute to the character of the conservation area or those that have architectural merit. When considering applications for alterations to buildings the council will normally support applications which will preserve or enhance the character and appearance of the conservation area. Development that would be harmful to the character or appearance of the conservation area will be refused unless overriding public benefits that outweigh the harm can be demonstrated to arise from the development.