

## Conservation Area

A conservation area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

In addition to the Statutorily Listed Buildings (grade I, II\* and II), which are listed by Historic England (see above), Government policy guidance advises District Councils to draw up a list of buildings of Local Interest. These are identified through CDC's conservation area appraisal process. If a building is identified on the Local List as an "undesigned heritage asset", CDC are required to have regard to this when determining planning applications that would affect it. It does not mean that the owner has to apply for listed building consent to undertake works.

### **Trees:**

It is often the case that trees will complement and enhance the character of a conservation area and as a result they are provided a level of legal protection.

As a Local Planning Authority, Cherwell D.C. may place a TPO (Tree Preservation Order) on a tree if the tree is considered to have a sufficient level of amenity value. A few of the factors considered during the assessment of the tree may be the prominence and size of the tree, its structural and physiological condition, its potential longevity, whether it has any ecological or historical value, etc. and whether its existence is likely to be under any level of threat.

The purpose of the TPO is to protect trees which either make a significant visual impact on their local surroundings or have particular considered values. It is an offence to cut down, top, lop, uproot, willfully damage or willfully destroy a tree subject to a TPO without prior consent from the Local Planning Authority.

The conservation area legislation includes the legal protection of all trees having a trunk/stem diameter greater than 75mm when measured at 1.5m above ground level. This is in recognition of the complementary benefits and contributions that trees provide to a designated protected area. Although a formal application is not required, prior to carrying out any works to a tree with a trunk/stem diameter greater than 75mm at 1.5m above ground level, you are still legally required to provide six weeks 'Notice of Intent' to the Local Planning Authority.

However, if the tree is also covered by a Tree Preservation Order, then the TPO takes precedence and you must submit an application form to obtain permission before undertaking any works.