

Conservation Areas

There are currently 74 Conservation Areas registered as Local Land Charges in the Leeds City Council administrative area. They were only made registerable [as Local Land Charges] after 1974.

If you want to know whether your property is covered by one you can find this out by one of the three options listed below:

1. submitting an LLC1 Search (£32.00) – this search will reveal **all** (if any) Local Land Charges affecting your property);
2. carry out a Personal Search [of the Local Land Charges Register] by attending our office at St George House (1st Floor), 40 Great George Street, Leeds. No fee is payable but it is your responsibility to carry the search out/make notes;
3. or by searching through LocalView via the Leeds City Council web site www.leeds.gov.uk. No fee is required.

General guidance and information on how it affects your property

For land and buildings in conservation areas planning controls are stronger than elsewhere.

The details are complex but are summarised below. Further advice is available from the Development Enquiry Centre on 0113 222 4409.

• Demolition Control

A special permission, conservation area consent, is needed for most demolition (defined by the courts as the removal of all or almost all of a structure). The exceptions are for listed buildings (which are already controlled), buildings under 115 cubic metres and for gates, walls and fences less than 1 metre high fronting a highway or 2 metres high elsewhere. Where the building or structure to be demolished makes a positive contribution to the character or appearance of the conservation area then the Council is unlikely to give permission for its demolition.

• Permitted Development

Minor building work is often possible without applying for planning permission. The limits of this “permitted development” are lower inside conservation areas in order to protect the character and appearance of the area. For example, the usual permitted development limit on extensions to houses of 70 cu metres is lowered to 50 cu metres. Rear dormers, cladding, large garden structures and satellite dishes on building frontages are all subject to special controls. Other work such as altering doors and windows or roof coverings is not affected by conservation area status unless the Council has applied extra restrictions known as Article 4 Directions.

- **New Development and Alterations and Extensions**

Where work needs planning permission this must be of a high standard appropriate to its surroundings. The law requires the Council to consider whether proposed development 'preserves or enhances' the special character of the conservation area. For this reason outline planning applications may not be acceptable unless accompanied by at least some supporting sketches. It is Council policy in the UDP to ask for the use of traditional materials for buildings in conservation areas. This does not mean however that new imaginative design will be resisted. It is important that each generation contributes something of its time to each area. To be successful this new design must acknowledge its special context.

- **Works to Trees**

Trees are an essential part of the character of most conservation areas. The most important may be specifically protected by Tree Preservation Orders but conservation area designation gives some control over most of the rest. The exceptions are trees which are dying, dead or dangerous; cultivated for fruit; or whose trunks are smaller than 7.5 cm in diameter. If you want to do work to cut down, lop, top, uproot or destroy trees in conservation areas you must first give six weeks notice in writing to the City Development Department. A form is available for this and can be obtained by telephoning the Development Enquiry Centre on 0113 222 4409.

For further information on Conservation Areas:

By Post: Sustainable Development, Leonardo Building, 2 Rossington Street, Leeds LS2 8HD

By E-mail: building.conservation@leeds.gov.uk

By Telephone: 0113 222 4409

Web: [www.leeds.gov.uk/conservation areas](http://www.leeds.gov.uk/conservation_areas)

Please note that this document is for general information only. If you require specific opinion/approval regarding Conservation Areas you should contact the Sustainable Development section, City Development Department via one of the methods above.

If you have any questions about this document please telephone Gareth Moore, Section Head - Local Land Charges on 0113 2243441 or e-mail gareth.moore@leeds.gov.uk

