

**Winsham Conservation Area**  
Designated 2<sup>nd</sup> July 1981





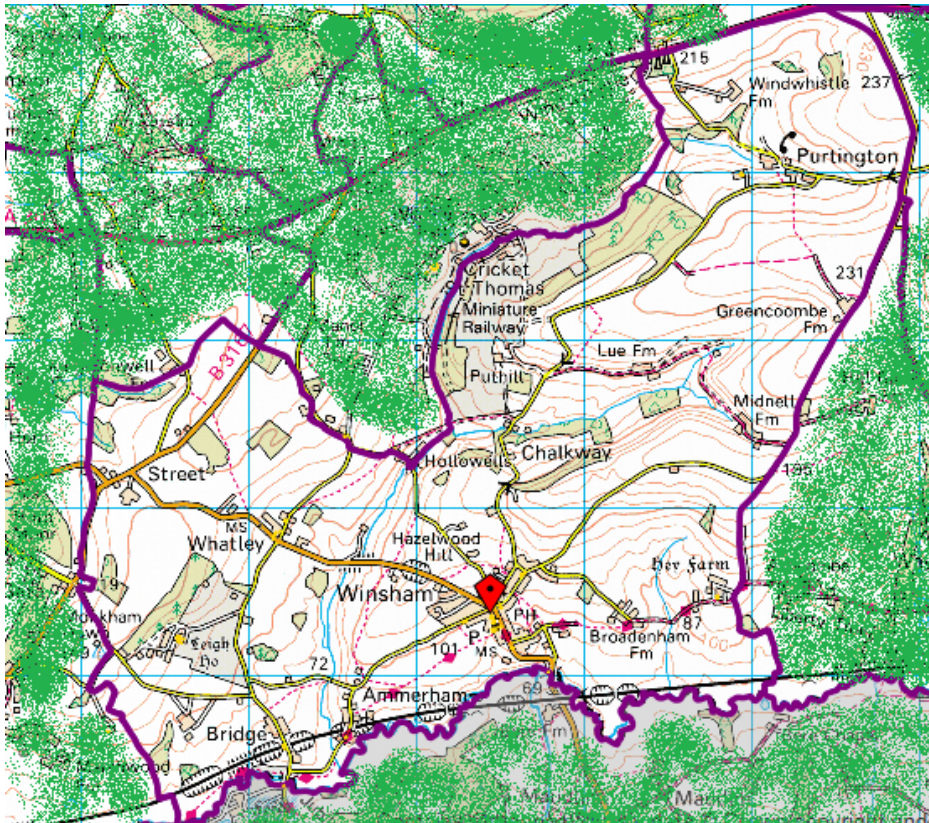
**KEY:**

**Diagonal shaded area = CA**

**Yellow = Listed buildings & monuments**

**Green circles = Tree Preservation orders**

**WINSHAM PARISH BOUNDARIES**



## **What is a Conservation Area?**

Section 69 of the Civic Amenities Act 1967 gives local councils the power to designate as Conservation Areas, "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Designation gives control over the demolition of buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.

## **How are Conservation Areas chosen for Designation?**

They are designated usually because of their buildings but they can also be designated because of their history, architecture, layout or private spaces, such as gardens, parks and greens; trees or street furniture. Conservation areas give broader protection than listing individual buildings and all features within the area, listed or otherwise, are recognised as part of its character.

## **What does designation mean?**

Within a Conservation Area the Council has extra controls over the following:

### **(1) Demolition**

To fully demolish a building, or even parts of it, needs Conservation Area consent and both guidance and the application forms are here. Generally we view an application from the stand point of trying to retain the building so a strong case needs to be made for its demolition.

### **(2) Minor developments**

In a conservation area, you need planning permission for changes to buildings which would normally be permitted. Changes requiring consent include cladding a building, inserting dormer windows, or putting up a satellite dish visible from the street. You **MUST** contact South Somerset District Council for clarification on your development rights. Do **NOT** begin works without securing the relevant permissions first – not only could you be damaging the Conservation Area, you could be forced to pay to have everything reversed to as it was. Don't take the risk – the follow the process and protect Winsham Village's history!

### **(3) Trees**

Anyone proposing to cut down, top or lop a tree in a conservation area, whether or not it is covered by a tree preservation order, has to give notice to the Council. The Council considers the contribution the tree makes to the character of the conservation area and if necessary it will make a tree preservation order to protect it.

## **What does the Council normally do in Conservation Areas?**

The Council consults widely on proposals affecting a conservation area. This might include periodic enhancement schemes including proposals to:

- Prepare development briefs for sites in conservation areas;
  - Ensure that new buildings harmonise with their neighbours;
  - Make environmental improvements;
  - Control advertisements and shop signs;
  - Ensure that traffic control measures harmonise with the character of the area.
  - Make grants available for the repair of buildings.
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### **Do I need Planning Permission? Guide from SSDC**

<http://www.southsomerset.gov.uk/planning-and-building-control/planning-permission/do-i-need-planning-permission/>

#### **In doubt whether planning permission is required?**

If you are in any doubt about whether you need to apply for planning permission, you should contact our Planning team online or by telephoning 01935 462016.

We will be able to give you general advice, but if you want to obtain written confirmation on whether you need planning permission we now offer an additional service where you can apply for a 'Lawful Development Certificate'. This will cost half of the normal planning fee. Remember that if you build something which needs planning permission without obtaining permission first, you may be forced to put things right later. This could prove problematic and sometimes costly and may even result in legal action to require removal of the unauthorised works.

For general advice from one of our planning officers, you can either telephone us on 01935 462016 or [contact the Planning team online](#). If you would like to attach any relevant supporting documents, please email your request and any supporting attachments to the Planning team. [Email attachments to the Planning team](#)

Please Note:

- We can only provide advice in relation to a specific property and on receipt of sufficient detail regarding your proposals.
- Please include where possible sketches, drawings or photos highlighting your proposals and the existing property.
- **Please check if the property is a [listed building](#) or in a [conservation area](#).**
- We will aim to advise you within ten working days of the officer who will be dealing with your enquiry.
- We may not be able to respond unless you provide full contact details (Name, Address, Telephone Number)
- If you rent the property you should consider discussing any proposals with the property owner in the first instance.
- Charges do not apply for pre-application advice.
- The final decision on planning applications is made by [councillors](#) and in some cases senior officers.