

# Conservation areas guide

## Non technical summary





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Barking and Dagenham has a proud and celebrated history. Unfortunately, not much evidence of this is left. As a result, we are committed to making sure that we look after the heritage that the borough still has. One of the main ways we can achieve this is by making certain parts of the borough 'conservation areas' (this is known as 'designating').

This summary aims to explain what our conservation areas are and what it means to live or own a property in one. We have written a conservation area appraisal for each of the borough's four conservation areas, as part of our work to look after the heritage of Barking and Dagenham. The challenge is how to make sure the places and buildings that are part of the area's history are kept and continue to be used in a place where there are a lot of changes under way.

## What is a conservation area?

Conservation areas were introduced by the Civic Amenities Act of 1967. They are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (taken from section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990). The areas they cover are protected in law for their special qualities. They may contain groups of buildings, paths, roads, and open spaces. Together, they make up the places that people know and are familiar with.

## Conservation areas in Barking and Dagenham

There are four conservation areas in Barking and Dagenham. There is a description and map of the conservation areas in Barking and Dagenham at the end of this leaflet. The conservation areas are as follows.

**Abbey and Barking Town Centre Conservation Area:** This became a conservation area on 8 October 1975. It includes Abbey Green (with the abbey ruins as its main focus) and the main parts of the town centre. It also includes a number of listed buildings, such as the local landmarks of St Margaret's Church (Grade I) and the Curfew Tower (Grade II\*). There is a lot of redevelopment happening in Barking town centre, and the conservation area appraisal provides guidance to developers on what they should respect and be influenced by.

### **Dagenham Village**

**Conservation Area:** This became a conservation area in January 1995, and is centred around the Dagenham parish church. It aims to protect what is left of Dagenham Village after most of the buildings were knocked down in the 1970s for redevelopment. The main issue is making sure any further development is carefully considered and is right for the area.

### **Chadwell Heath Anti-aircraft Gun Site Conservation Area:**

This became a conservation area in September 1990. It is a former World War II defensive position where eight large guns were sited to shoot down enemy aircraft. The gun site is in a gravel quarry managed by a gravel extraction company called Brett Lafarge Ltd. The main issues are how to look after the site and protect it, particularly against vandalism, and how to make use of it in the future when the quarrying stops.

### **Abbey Road Riverside**

**Conservation Area:** This became a conservation area in June 1995. It includes the Malthouse (built in 1866) and the Granary. These are both local landmarks on the River Roding. They are included as part of a development called the Cultural Industries Quarter and will provide places where artists can live and work.

## What is a conservation area appraisal?

We are committed to understanding each conservation area and what we need to do to look after them. We do this by producing a conservation

area appraisal for each. This is a detailed review of the special qualities of each conservation area and how the area can be preserved or improved. We approved all four appraisals on 21 April 2009. They will be used by developers, planning officers, and the community to help make decisions about developments that may affect a conservation area and to decide what improvements are necessary.

## How are conservation areas designated?

We have a duty to consider which parts of the borough to designate as conservation areas in line with the Planning (Listed Buildings and Conservation Areas) Act 1990, and to then look after them. We have followed government guidance, produced by English Heritage, on how to designate and manage conservation areas and how to write conservation area appraisals.

## Can conservation area boundaries be amended or removed?

We review the borough's conservation areas every five years. The review may decide that we need to make a change to an area's boundaries.

We must consult residents and other people or organisations who have an interest (such as English Heritage) on any boundary changes. Once a designation is confirmed, we will place a notice in the London Gazette and one local paper.



For example, as a result of a recent review, we have increased the size of the Abbey and Barking Town Centre Conservation Area to include more of the town centre. The area now includes part of Station Parade and parts of Linton Road and Ripple Road.

If the review of a conservation area shows that the area no longer has any special historic or architectural features, we can consider removing the conservation area's designation.

## What does being in a conservation area mean for us, the council?

### 1 Designating and reviewing

We designate and review conservation areas.

### 2 Controlling development

We have to preserve or improve the character or appearance of a conservation area. Planning officers have to consider how a

planning application may affect the area's special character when deciding whether or not to give planning permission.

### 3 Local development framework plan

Our local development framework (LDF) sets out the plans that control how land in the borough is developed and used. The conservation policies in the LDF set out how we can use our development control powers for development that may affect a conservation area or listed building.

### 4 Schemes to improve a conservation area

We have to prepare and publish schemes that will improve a conservation area, and prepare appraisals. We have to ask for and consider people's views on these schemes before we decide to go ahead with them. The schemes can then be used to help make decisions on planning applications.

### 5 Article-4 directions

Some changes can be made to a building, without planning permission. These changes are called 'permitted development'. If this type of development is carried out within a conservation area, it may harm the area's character or appearance. We are able to prevent these changes happening by issuing an 'article-4 direction'. We have not yet issued any article-4 directions and we would ask for people's views on this before we did so.

## What does being in a conservation area mean for property owners?

### 1 Permitted development

There are fewer permitted-development rights in a conservation area. As a result, you would need planning permission from us before you could make the following changes to your property.

- a Demolishing all of a building, or a large part of it.
- b Making changes to a roof in a way that changes its shape.
- c Putting cladding on the outside of a building with stone, artificial stone, timber, tiles or plastic.
- d You can only extend a property by up to 10% of its original size or by 50 metres cubed.
- e Putting up a detached building within the curtilage of the property which is more than 10 metres cubed

will count as an extension to the main house. (The 'curtilage' of the property is the area of land attached to the house.)

- f Fitting a satellite dish to a chimney stack, wall or sloping roof looking onto the street or on any building taller than 15 metres high.

You can ask our development control team for more details about this. To contact them, phone 020 8227 3933 or write to or visit the address at the end of this leaflet.

## 2 Listed buildings

When we consider how a planning application would affect a listed building in a conservation area, we also consider how it will affect the character of the conservation area.

## 3 Trees

Trees are an important feature in conservation areas and normally we would want to keep them as they help improve the area. If you want to cut down or prune a tree in a conservation area, you have to ask for permission by writing to us, six weeks before you plan to carry out the work. This does not apply for work to a tree that has a trunk which is smaller than 7.5 centimetres at 1.5 metres above the ground. If you cut down or prune a tree without permission, you may be fined.

## 4 Demolitions

You need permission from us if you are knocking down a building, in a conservation area, which is bigger than a certain size. This is called 'conservation area consent'. We do not give consent to knock down buildings that add to the character of the conservation area. In other cases, whether or not we give consent may rely on plans being put forward for an acceptable replacement.

## 5 Advertisements

Many conservation areas include shops and businesses, and their need to advertise must be balanced with the need to look after the character of the conservation area. Some shops still have places where old signs were fitted. These may be of architectural interest and should be kept, if possible. New advertisements should be sensitive to the design of the building that they are going to be attached to, and the surrounding area.

## Are grants available?

There are a number of grants that can be used to help look after conservation areas. Some of these are listed below.

- Historic-building repair grants are available from English Heritage for historic buildings, monuments and designed landscapes. The grants are for urgent repairs and other work that needs to be carried out within two years to prevent important, architectural, archaeological or landscape features from being lost or damaged. Only organisations or individuals who have a legal responsibility for repairing a historic building, scheduled monument or designed landscape can apply for a grant. The grants awarded are normally between £10,000 and £200,000. Most grants will depend on an agreement to provide public access to the historic building. Projects normally involve:
  - a building listed at grade I or II\*;
  - a scheduled monument;





- a designed landscape that is included in our Register of Parks; and
- gardens at grade I or II\*.

Grants may be offered to projects that are within a conservation area or a London borough for:

- a building listed at grade II;
- an unlisted building of significant historic or architectural merit;
- a designed landscape that is included in our Register of Parks and Gardens at grade II; and
- work to public areas which are historically important.

You can find out more about this, and how to apply for grants from English Heritage, at [www.english-heritage.org.uk](http://www.english-heritage.org.uk).

- The Townscape Heritage Initiative (THI) run by the Heritage Lottery Fund is aimed at historic areas within conservation areas in places that need to be redeveloped. A building preservation trust,

partnership organisation (for example, a local redevelopment company) or a less formally structured partnership can apply. The application is a two-stage process. The first grant available is up to £50,000 to develop the project to the second stage. You can find more information about this, and a list of other grants available from the Heritage Lottery Fund, at [www.hlf.org.uk](http://www.hlf.org.uk).

- There are other organisations that have grants schemes mainly for projects to listed buildings. The Heritage of London Trust, for example, offer grants between £2,000 and £5,000 for restoring specific architectural features on historic buildings, in London boroughs, which are used by the community or the public. Organisations such as friends of groups, charities, and local authorities can apply. You can find out more about grants from the Heritage of London Trust at [www.heritageoflondon.com](http://www.heritageoflondon.com).

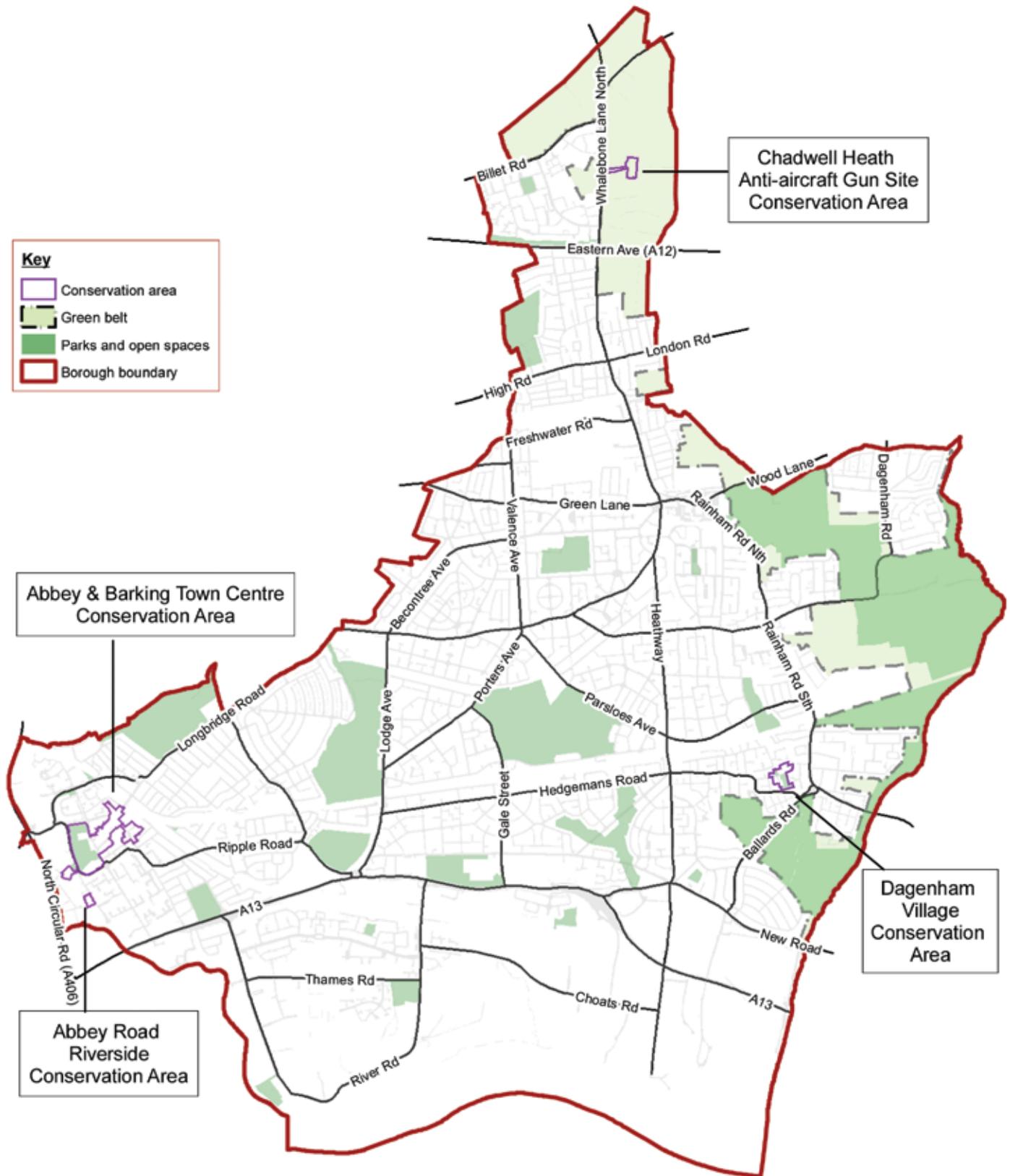
## Copies of the conservation appraisals

You can get copies of the conservation appraisals from council offices, public libraries, and from our website at [www.lbbd.gov.uk](http://www.lbbd.gov.uk). You can also call 020 8227 3910 and we will send you a copy.

Copies of the conservation area appraisals are available from:

London Borough of  
Barking and Dagenham  
3rd Floor  
Maritime House  
1 Linton Road  
Barking  
IG11 8HG.

Map showing where the conservation areas are



London Borough of Barking and Dagenham  
Phone. 020 8215 3000

Out of hours emergencies only

Phone 020 8594 8356

Fax. 020 8227 3470

E-mail. [3000direct@lbbd.gov.uk](mailto:3000direct@lbbd.gov.uk)

Website. [www.barking-dagenham.gov.uk](http://www.barking-dagenham.gov.uk)

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