

## Advertisements

Within a conservation area, all illuminated advertisements need consent. No advertisement is likely to obtain consent if it seriously detracts from the visual amenity of the conservation area.

## Applying for permission

If you wish to undertake alterations, Conservation Area Consent or tree work you are advised to check with the Council's Development Control Section, who will advise you if consent is needed and how to apply.

To make an application, forms are available from the Council or on the Council's website [www.sthelens.gov.uk](http://www.sthelens.gov.uk). You can also submit a planning application online.

Currently there is no planning application fee for Conservation Area Consent (CAC), notification for works to trees or where an application for planning permission is required as a result of an Article 4(2) Direction. However, this may be subject to change. It is advised that you contact the Council's Development Control section for further information.

Please note that if inappropriate alterations take place without planning permission, enforcement action may be taken, requiring you to reverse any changes.

## Further Information

If you have any queries relating to conservation areas, please contact:  
Design & Conservation Officer  
St.Helens Council  
Development Plans  
Town Hall, Victoria Square,  
St Helens, Merseyside WA10 1HP  
Tel: 01744 676185  
Email: [conservation@sthelens.gov.uk](mailto:conservation@sthelens.gov.uk)

Additional guidance leaflets on Conservation Areas and Listed Buildings are also available.



St.Helens Council offers a translation and interpretation service covering foreign languages, British Sign Language, Braille and audio tape.

For a translation of any St.Helens Council publication, please provide your name and address and the name of the language you require to the Contact Centre, quoting the title and/or reference number of the document.



## St.Helens Council

### Contact Centre

Wesley House  
Corporation Street  
St.Helens  
Merseyside  
WA10 1HF

Tel: 01744 676789  
Minicom: 01744 671671  
Fax: 01744 676895  
Email: [contactcentre@sthelens.gov.uk](mailto:contactcentre@sthelens.gov.uk)  
[www.sthelens.gov.uk](http://www.sthelens.gov.uk)

[thedesignstudio@sthelens.gov.uk](mailto:thedesignstudio@sthelens.gov.uk)

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St.Helens  
Council

# Conservation Areas

A Guide for Owners  
and Occupiers







## What is a conservation area?

A conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. They are designated under the Planning (Listed Buildings & Conservation Areas) Act 1990.

## Conservation areas in St.Helens

There are ten conservation areas in St.Helens:

- George Street
- High Street
- Rainford (3)
- Rainhill (2)
- Victoria Square
- Vulcan Village
- Willow Park

The Council will from time to time review the existing conservation areas and may designate further ones, where appropriate.

## Planning implications and control

Conservation area designation recognises that the character of an area is worthy of preservation and enhancement. There are, therefore, more stringent planning controls and obligations in respect of new development, demolition and alteration, work to trees and advertisements. Separate legislation applies to listed buildings.

## New development

The designation of a conservation area does not mean that no new development can take place. It does mean that any new development should make a positive contribution to the conservation area. When considering proposals for new developments, the Council will aim to preserve and enhance the character of the area.



## Demolition

Conservation Area Consent (CAC) is required for the demolition of buildings, walls or other structures within conservation areas.

The main exceptions to this requirement are:

- Small buildings of less than 115 cubic metres.
- Walls, fences and railings less than one metre high abutting to highway (including footpaths and bridleways) or less than two metres elsewhere.
- Agricultural and forestry buildings erected since 1914.

## Alterations

Certain minor works are permitted without the need for planning permission and are known as 'permitted development'. Before carrying out any work, it is advisable to contact the Council's Development Control section to ascertain whether the work is permitted development.

## Article 4(2) Direction

It should be noted that a number of the conservation areas in St Helens are covered by an Article 4(2) Direction, which removes permitted development rights for all dwelling houses. For precise details of what is covered in each area and the properties affected, please consult the Article 4(2) Direction schedule for the conservation area. These are available on the Council's website [www.sthelens.gov.uk](http://www.sthelens.gov.uk).

There are also certain restrictions on commercial properties and apartments in conservation areas. You are advised to contact the Council's Development Control Section for further information.



## Trees

Trees within conservation areas are given special protection. Anyone carrying out works to a tree within a conservation area without consent is liable to prosecution. It is an offence to cut down, lop, top or uproot a tree without giving at least six weeks prior written notice to the Council. This is in order that the proposals can be assessed and consideration can be given to whether a Tree Preservation Order (TPO) may need to be placed on the tree. No work must be undertaken to a tree during that period without the written consent of the Council.