

Marsworth Conservation Area- Does it affect you?

Marsworth Conservation Area was designated by Aylesbury Vale District Council (AVDC) in June 2002 following a period of public consultation. The status as a Conservation Area recognises that Marsworth is “an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.”

The main effect of the designation is to influence the way in which the local Planning Authority deal and applies its planning policies to the area. In particular it will ensure (inter alia) that any alterations or extensions to buildings within or adjacent to the Conservation Area respect the special characteristics of the Area.

Full details of the Conservation Area designation and the characteristics that define it were published in a booklet published in 2003 by AVDC. This can be downloaded from Buckinghamshire Council or from the parish website <https://www.marsworth.org.uk/planning-matters/> The Parish Clerk has a copy which can be viewed on request. The adjacent map is taken from this report.

Additional controls within conservation areas include – but are not limited to:

- Planning permission to demolish buildings or structures (including walls)
- The need to provide heritage statements (sometimes called heritage impact assessments) as part of the application process.
- The extent of permitted development (i.e. changes that are allowed without consent from Buckinghamshire Council) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights. Read more about Article 4 directions and permitted development rights on GOV.UK
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees requires permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.
- The Hedgerow Regulations 1997 control hedgerow removal through a process of notification. You can apply to do this through a hedgerow removal notice application. This is applied for in the same way as other applications. Buckinghamshire Council will assess the hedgerow and determine whether it can be removed or whether to serve a Hedgerow Retention Notice.

Remember to find out which special rules may apply if you're planning to build or make a change to a property in the conservation area. The following website is useful: <https://www.buckinghamshire.gov.uk/planning-and-building-control/building-or-improving-your-property/buiding-in-a-conservation-area/what-living-in-a-conservation-area-will-mean-for-you/>

Buckinghamshire Council also offers paid planning advice and Heritage advice on what you can and cannot do to your property. You'll be able to:

- find out if planning permission is required
- get initial planning advice
- see the planning history of your property