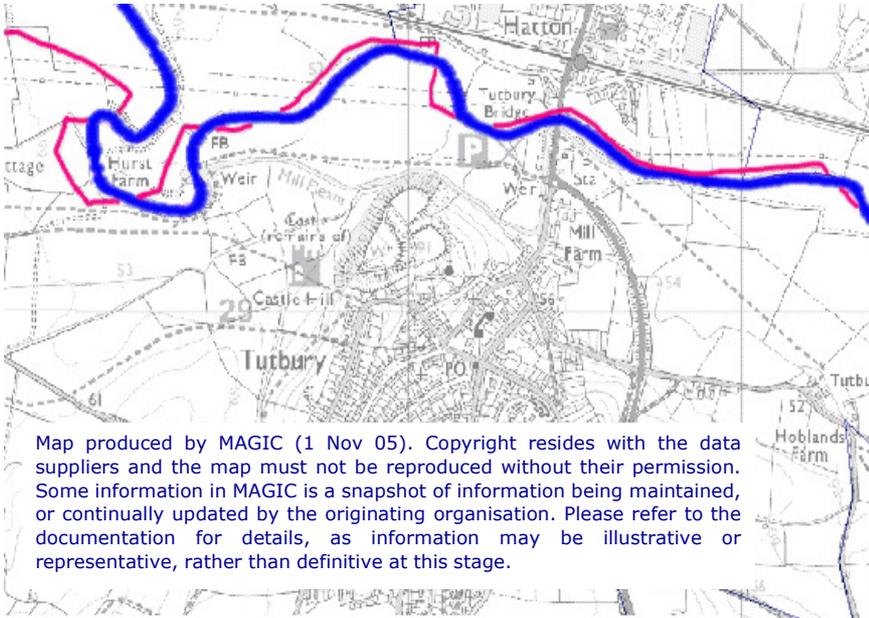


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3.0 BORDER

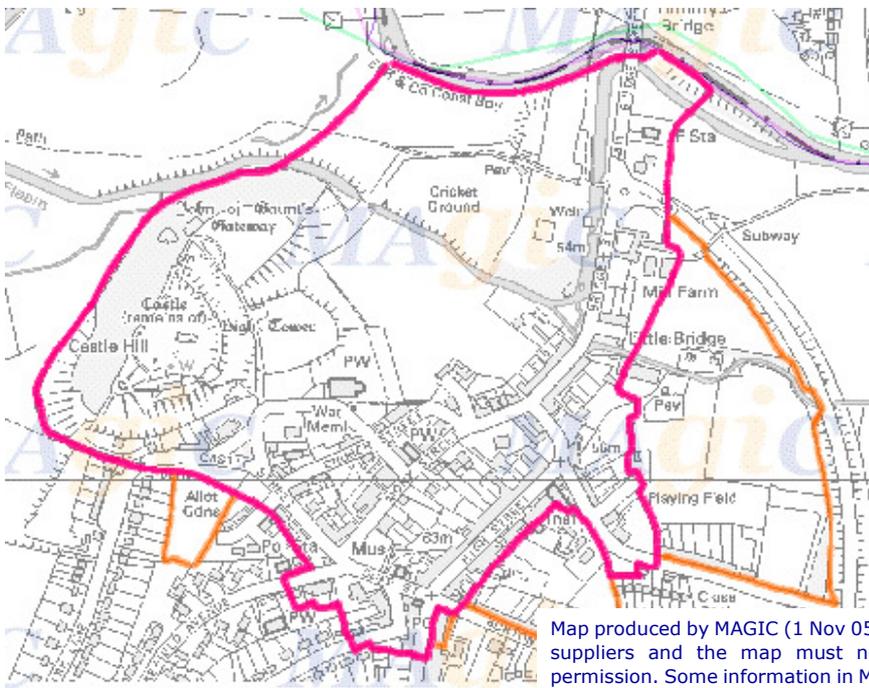


Tutbury is located within East Staffordshire on the county border with South Derbyshire.

The county border follows the line of the River Dove.

The map on the left shows the county border in red and the River Dove in blue.

4.0 CONSERVATION AREA



The map on the left shows Tutbury conservation area.

The conservation area was first designated in November 1969. It was subsequently extended circa 1999 / 2000.

The boundary of the original conservation area is shown in red whilst the extended area is shown in orange.

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4.1 Conservation Area Designation

Prior to the introduction of the Civic Amenities Act 1967 conservation areas, as such did not exist - individual buildings could be protected, but areas could not.

In the late 1960s The Council for British Archaeology selected three towns in Staffordshire, namely Tutbury, Lichfield and Tamworth, as being worthy of special treatment.

1969 saw the publication of a document called *Conservation area 9 Tutbury*. This document was published by Staffordshire County Council Planning & Development Department. The document called for Tutbury town centre to be designated as a conservation area. This document included a proposal by local resident, John Hicklin, that the conservation area should be subject to an article 4 agreement by the millennium. The revised Conservation Area and supporting document was adopted in 2001.

High Street is also subject to an Article 4 Direction. This strengthens planning controls within conservation areas. Under the Article 4, Direction, non listed buildings within a conservation area become subject to additional restrictions, e.g. UPVC window frames, pebble dash exterior walls.

The wording of Policy BE6 from East Staffordshire BC's local plan (1999 adopted plan) is reproduced in the next column.

BE6 Development will not be permitted in a conservation area unless it preserves or enhances the character and appearance of the conservation area.

1. If an application for outline planning permission is made within a conservation area, the local planning authority will require details of sighting, design and external appearance of all buildings, under the provision of article 3(2) of the general development (procedure) order.

2. Consent to demolish an unlisted building within a conservation area will not be granted unless it can be shown that it is wholly beyond repair, incapable of reasonable beneficial use, inappropriate structure or design, or where its removal or replacement would benefit the appearance or character of an area.

3. Where Conservation Area Consent is granted for the demolition of structures of historic interest, the Borough Council will ensure that provision is made for an appropriate level of archaeological recording to take place prior to demolition.

4. New development should respect the character of existing architecture in scale grouping and materials.

5. Proposals for development adjacent to Conservation Areas should be designed to be in harmony with the character or appearance of the area.

6. When considering development proposals the Borough Council will take care to ensure that views into and out of the Conservation Area area. Permission will not be granted for development on sites identified in conservation area designation and enhancement documents which contribute to the appearance and character of the area, even if that site is also within a development boundary.

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4.2 Listed buildings in Tutbury

There are 34 listed buildings in Tutbury. The process of listing began in England & Wales in 1950.

Buildings can be listed according to the following criteria:

- Age
- Rarity
- Architectural merit
- Method of construction

English Heritage has established three grades of listed building:

Grade I	Buildings of exceptional interest
Grade II*	Important buildings of more than special interest
Grade II	Special interest warranting effort to preserve them

England and Wales has a total of 443,000 listed buildings, only 2% of which are categorised as grade I and only 4% categorised as grade II*. (Source: Planning Policy Guidance PPG15).

The grading of a listed building can be amended following revaluation after damage, or as more details concerning the building's history come to light. English Heritage are the only body who can formally alter the designation of a building.