



Guidance Note

Tutbury – Conservation Area

A conservation area is defined in the Planning, (Listed Buildings and Conservation Areas Act), 1990, as:

“An area of special architectural or historical interest the character or appearance of which it is desirable to preserve or enhance.”

The conservation area covering Tutbury was designated in November 1969 and last reviewed in 2015. There are two effects of the conservation area designation:

- i. Legislative restrictions which control certain types of development; and
- ii. Specific policies in the East Staffordshire Local Plan which seek to encourage design solutions that preserve or enhance the conservation area.

In a conservation area, written authority from the council is required for the following¹:

- Demolition, or partial demolition or buildings including some garden walls, and chimney stacks;
- Cladding the outside of a house with stone, timber, tiles, render, pebbledash or any synthetic imitation material;
- The Installation of satellite dishes on the front of a building;
- Some house extensions or garden buildings (regulations differ in conservation areas as so those concerning some boundary walls and fences;
- Additions and alterations to the roof of a house (including dormers).

The council has planning policies which seek to safeguard and enhance the character of the conservation area, and to ensure that change is managed so that new development makes a positive contribution to its surroundings. These policies are set out within the East Staffordshire Local Plan (2012-2031), and available to view at <http://www.eaststaffsbc.gov.uk/planning/planning-policy/local-plan-2012-2031>

In addition, an Article 4 direction² applies to this conservation area. The Article 4 direction was signed on 11th May 2001. This means that planning permission is required from the local planning authority (the council) for most extensions and alterations to buildings, including some minor operations, construction of boundary walls (or other means of enclosure), the construction of any access, the painting of the exterior of any buildings, the removal or replacement of windows (including roof lights and dormers), external doors, roofs, hard standing, porches and chimneys.

The properties subject to the Article 4 direction are:

¹ The list is not definitive and it is advisable that if you are thinking of conducting any work, to discuss proposals with officers at the Council’s planning department.

² Article 4 (2) under The Town and Country Planning (General Permitted Development) (England) Order 2015 - <https://www.legislation.gov.uk/uksi/2015/596/article/4/made>



- Bridge Street: 22, 23, The Castle Inn
- Castle Street: The Vicarage, 24, 28, 28a, 29, 30, 31 and 32
- Church Street: 5, 6, 7, 8, 9, 10, 39, 40, 41, 42, 43 and 44
- Cornmill Lane: 1 – 14
- Duke Street: 3
- Fishpond Lane: 1-5 and Croft Terrace
- High Street: 21, 25 – 32
- Monk Street: 19, 21, 30 – 33, 35, 36, 38, 39, 39b 51 – 54 60 and 62

If you have any queries in relation to this advice note, please contact the council at planningpolicy@eaststaffsbc.gov.uk

