Broxtowe Borough Council

Eastwood
Conservation Area



Legal and Planning Services

Broxtowe Borough COUNCIL

Eastwood Conservation Area



Eastwood Conservation Area was first designated in 1977. On 2 December 2008, the Council's Cabinet designated an extension to the Eastwood Conservation Area to include Argyle Mews to the south east, to create the new boundary as shown on the map. Eastwood conservation area consists of three zones of different character, based on Nottingham Road, The Buildings and Church Street.



In the town's main shopping area, the Nottingham Road streetscape is characterised by Victorian buildings of red brick with slate roofs with some fine detailing on the upper storeys.



'The Buildings' area consists of high density two storey terraces laid out in a grid pattern, which backed originally onto common yards known as 'The Squares'. They give the area a specific and individual identity characteristic of the housing provided for industrial workers in the 19th Century. Part of the area includes the birthplace of writer D.H Lawrence.

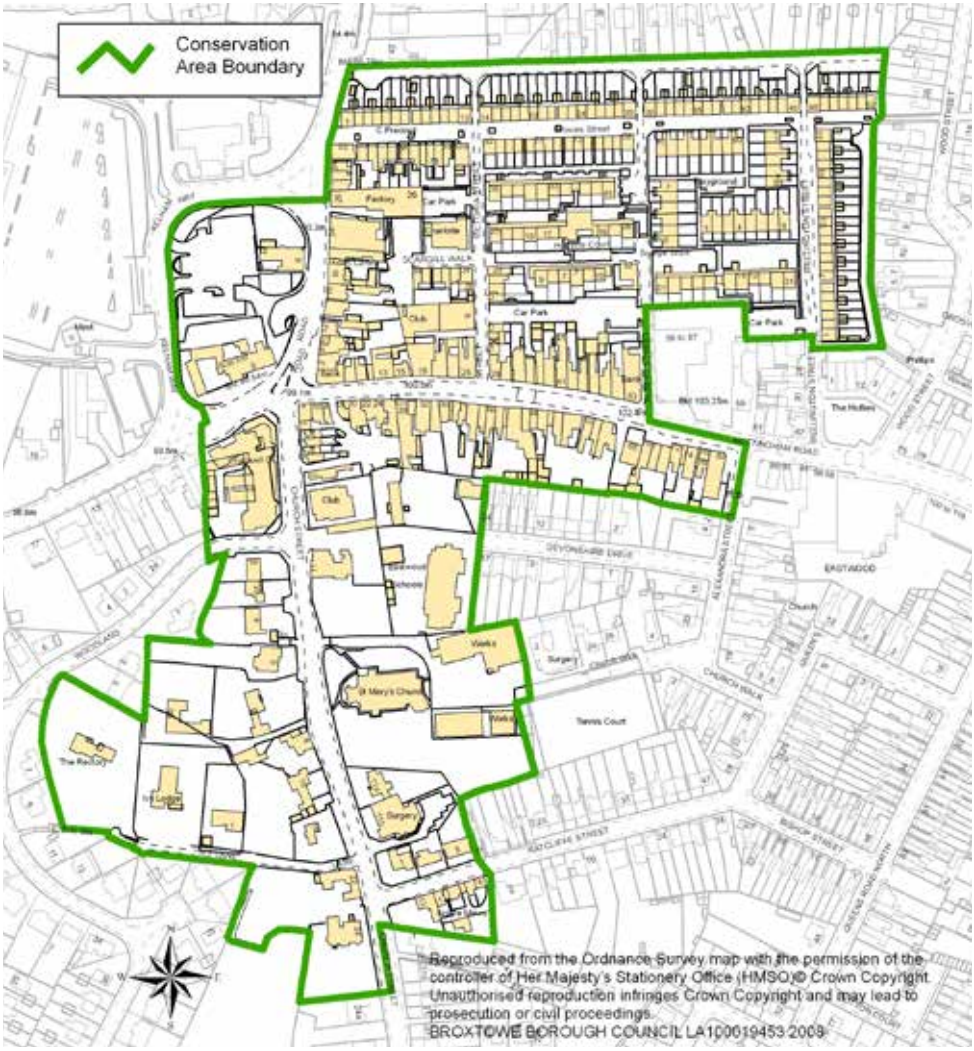
The characterful buildings of Argyle Mews date from the early 18th Century and contain original features. These are part of the Church Street zone which is less densely developed than elsewhere in the conservation area and has a more 'rural village like' character.



What is a conservation area?

Conservation areas were first introduced following The Civic Amenities Act 1967 to protect the attractive historic character of towns and villages. Today the main protection of these areas comes under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Guidance note 15: Planning and the Historic Environment.

Many people enjoy living within conservation areas because of their special character and appearance, and the protection from development that would harm these qualities, which the additional controls provide.



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Planning control in a Conservation Area

Designation provides a basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.

Within a conservation area the Council has extra controls over:

- Minor developments e.g. extensions to houses
- Demolition
- The protection of trees

These controls take the form of the need for planning permission and/or conservation area consent.

The following notes are a summary only of what may need Planning Permission as of 1 October 2008. If in doubt, contact the planning office or visit the planning part of the council's web site.

Planning permission is required for:-

- Any extension if the enlarged part of the house would extend beyond a wall forming a side elevation of the original house; or
- the enlarged part of the house would have more than one storey and extend beyond the rear wall of the original house
- Roof extensions
- Cladding the exterior of a house with stone, artificial stone, tiles, plastic, timber, pebble dash or render.
- Installing solar panels on a wall on the principal or side elevation of a dwelling or building within the curtilage, which would be visible from a highway - including a building in garden or grounds and stand alone solar panels
- Development where any part of the building, enclosure, pool, shed, fuel tank or container would be at the side of the property

Further:-

- You will need **conservation area consent** to demolish a building with a volume of more than 115 cubic metres; and to demolish a gate, fence, wall, or railing over 1 metre high where next to a highway or public open space; or over 2 metres high elsewhere.

- You need to **give 6 weeks notice** before carrying out work on trees (trees greater than 7.5cm in diameter, measured 1.5m above the ground)
- Check roof works with the council
- Check with the council about garage conversions; and installing satellite dishes, aerials and antennae; and flues

Any enquiries, contact the Planning Policy Section: 0115 917 7777 extensions 3468, 3482 or 3452



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