



**Doncaster
Council**



Pre-Application Service – Level 1

Listed Building Consent

Work to Trees and Hedgerows subject to a Preservation Order or within a Conservation Area

Listed Building Consent

Listed building consent is required for works of alteration to, and full or partial demolition of a Listed Building. Consent is needed for anything that alters the special interest of the building which may include internal work and may include alterations or demolition of a historic structure in the curtilage of the listed building. Some external work to a listed building may also require planning permission. Repairs and maintenance work to a listed building would not normally require listed building consent provided they were not drastic enough to be deemed an alteration. Alterations to frontages, changes to the internal layout, removal of historic features such as doors and windows are all works that would be likely to require listed building consent and depending on their significance may not be considered acceptable.

Planning Permission is also required for the demolition of certain buildings (normally those over 115m³) within Conservation Areas, even if these are not accompanied by redevelopment proposals.

You are advised to check if you are unsure whether the works you propose are to a Listed Building, affect the setting of a Listed Building or are within a Conservation Area.

Where and how do I obtain advice?

The Design and Conservation Team is responsible for the provision of detailed design and conservation advice on Historic Buildings (whether listed or unlisted), Conservation Areas, setting of Scheduled Monuments and new buildings in both urban and rural areas as part of planning applications or pre-application discussions.

This advice is in accordance with the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework (NPPF), in particular Section 12 – Conserving and enhancing the historic environment.

Listed Building Consent applications (or any application that affects a heritage asset) need to be supported by a heritage statement/Design and Access Statement or the equivalent. This should assess the special interest of the listed building, the impact that the proposal has on its character and provide a justification for the proposal.

Do I need to follow the formal Pre-Application Service?

The Design and Conservation Team are happy to provide informal initial advice with respect to works to or affecting the setting of Listed Buildings and Conservation Areas, however, should your proposal require Planning Permission you are advised to contact the relevant area Planning Officer in Development Management, who will co-ordinate the enquiry. Proposals that involve works to schedule monument, Grade 1 or 2* or sites in conservation areas larger than 1000m² may also benefit from early discussions with Historic England.

Further Guidance:

NPPF

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Listed Buildings in Doncaster

<http://www.doncaster.gov.uk/services/planning/listed-buildings-in-doncaster>

Conservation Areas in Doncaster

<http://www.doncaster.gov.uk/services/planning/conservation-areas-in-doncaster>

Historic England - Yorkshire

<http://historicengland.org.uk/services-skills/our-planning-services/local-advice/yorkshire/>

Landscape, Trees and Hedgerows and general guidance on proposals affecting the natural environment in Chapter 8 of Doncaster Council Development Guidance and Requirements: SPD

<http://www.doncaster.gov.uk/services/planning/development-guidance-and-requirements-spd>

Contact:



conservation@doncaster.gov.uk



01302 734922 or 735199

Work to Trees subject to a Preservation Order or within a Conservation Area and work to hedgerows

Under the Town and Country Planning Act 1990 (as amended), Doncaster Council, as Local Planning Authority, has specific powers to protect trees and woodlands in the interest of amenity.

Special provisions also apply to trees within conservation areas designated by local planning authorities by virtue of 'blanket' protection (by virtue of a notification procedure) of all trees with a stem diameter of or greater than 75mm measured at 1.5m from ground level.

The Hedgerow Regulations (1997), largely applying to rural hedgerows, are also subject to protection by virtue of a notification procedure.

The Trees and Hedgerows Officers are responsible for the statutory protection of trees and hedgerow, mostly on privately owned land, and advising on the development of land with trees present. Please contact us for the following:

- to check whether a tree is subject to statutory protection (i.e. subject to a Tree Preservation Order, planning conditions or is within a Conservation Area),
- to request an inspection and / or advice on a privately owned tree that is subject to statutory protection, or to report the need for work - both routine work (e.g. overhanging branches) and dangerous / damaged trees,
- to submit an application to work on a protected tree,
- to request the making of a Tree Preservation Order,
- to report unauthorised works to protected trees or hedgerows or to check whether consent for work has been granted,
- to submit a compensation claim for damage caused by a protected tree where consent for works has been refused or granted subject to conditions,

- for advice on selecting a tree work contractor,
- to request advice on trees that are or may be affected by development,
- to request general advice on the planting and maintenance of trees,
- advice on the Hedgerow Regulations 1997 and advice on hedgerow planting and management.
- Advice on High Hedges (under Part 8 of the Anti-Social Behavior Act (2003))

This advice is in accordance with the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework (NPPF), in particular Section 11 – Conserving the natural environment.

Further Guidance:

Protected trees: a guide to tree preservation procedures

<http://www.doncaster.gov.uk/services/planning/protected-trees-and-woodlands>

Landscape, trees and hedgerows: general guidance on proposals affecting the natural environment in Chapter 8 of Doncaster Council Development Guidance and Requirements: SPD

<http://www.doncaster.gov.uk/services/planning/development-guidance-and-requirements-spd>

Green Infrastructure Strategy

<http://www.doncaster.gov.uk/services/planning/green-infrastructure-strategy>

Conservation Areas in Doncaster

<http://www.doncaster.gov.uk/services/planning/conservation-areas-in-doncaster>

NPPF

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Contact:



tsi@doncaster.gov.uk



(01302) 734854

Do I need to follow the formal Pre-Application Service?

The Trees and Hedgerows Officers are happy to provide informal initial advice with respect of all trees and development that affects trees, however, should your proposal require Planning Permission you are advised to contact a Planning Officer within Development Management, who will co-ordinate the enquiry.

Will I need to pay for the service?

Conservation advice on applications affecting heritage assets, and advice on trees and hedgerows irrespective of their protected status do not attract a fee. Therefore, **you will not be charged for the Pre-Application Enquiry Service.** There will be a fee involved for your proposal, should Planning Permission be required.

How do you make a request for Pre-Application Advice?

- To request Pre-Application Advice, please complete the online [pre application request form](#)
- The level of information that we require about your proposal to enable us to provide you with Pre-Application Advice will depend upon the category of your request, however, the following will be required initially in all cases:
 - 1:2500 Site Location Plan
 - 1:500 Site Plan

The more information you can provide us, in respect of your proposal, the more detailed advice we will be able to provide for you. Photographs of your site are also useful to us.