



Town Clerk
Lowestoft Town Council
Hamilton House
Battery Green Road
Lowestoft
NR32 1DE

Your ref:
Our ref: EJM/ North Lowestoft
Date: 11th June 2021
Please ask for: Elizabeth Martin
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IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

Dear Town Clarke

Notice of Extensions to the Conservation Area of North Lowestoft

As the Town Council are aware the public consultation produced support for the proposal to extend North Lowestoft Conservation Area and the updated Conservation Area Appraisal. This was presented to the Cabinet of the Council on the 1st June 2021 with the recommendation to extend the North Lowestoft Conservation Area and adopt the revised Conservation Area appraisal, which was agreed by Members.

Therefore, I write to give The Town Council notice under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 that East Suffolk Council has determined that the areas proposed as extensions to the existing North Lowestoft Conservation Area and shown on the attached plan edged with an orange line and hatching are areas of special architectural or historic interest and that it is desirable to preserve or enhance their character or appearance.

The Council has accordingly designated these areas as part of the North Lowestoft Conservation Area with the designation date being June 11th 2021.

The new Conservation Area appraisal is available to read via the link below. We will be happy to send a printed colour copy on request without charge – please just call, write or email.

<https://www.eastsuffolk.gov.uk/assets/Planning/Design-and-Conservation/Conservation-Area-Appraisals/North-Lowestoft-Conservation-Area-Character-Appraisal.pdf>

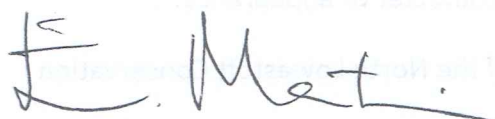
The implications of owning or occupying a property within a conservation area include:

- *The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area;*
- *It is an offence under section 196D of the Town and Country Planning Act 1990 to undertake 'relevant demolition' of an unlisted building in a conservation area without the necessary planning permission.*
- *Special publicity must be given to planning applications for development in the area;*
- *In carrying out any functions under the planning Acts and, in particular, in determining applications for planning permission and listed building consent, the Council and the Secretary of State are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area;*
- *The details as to the limits of what works may be carried out without planning permission are different and are summarised below; and*
- *Six weeks' notice must be given to the Council before works are carried out to any tree in the area that is more than 75mm in diameter measured at 1.5 metres above ground level. The penalties for undertaking works to trees within a conservation area within the six-week period are similar to those for undertaking unauthorised works to a tree covered by a tree preservation order (s.211 Town & Country Planning Act 1990).*

I have included below a list of different kinds of building work that you may be thinking of undertaking in the extended Conservation Area and whether planning permission may now be required. The Design and Conservation team will be happy to help with any questions arising that you may have.

The extensions to the Conservation Area are now registered under Part 3 (Planning Charges) of the Local Land Charges Register which means that if the property is sold, the purchasers will be made aware that it is in a Conservation Area.

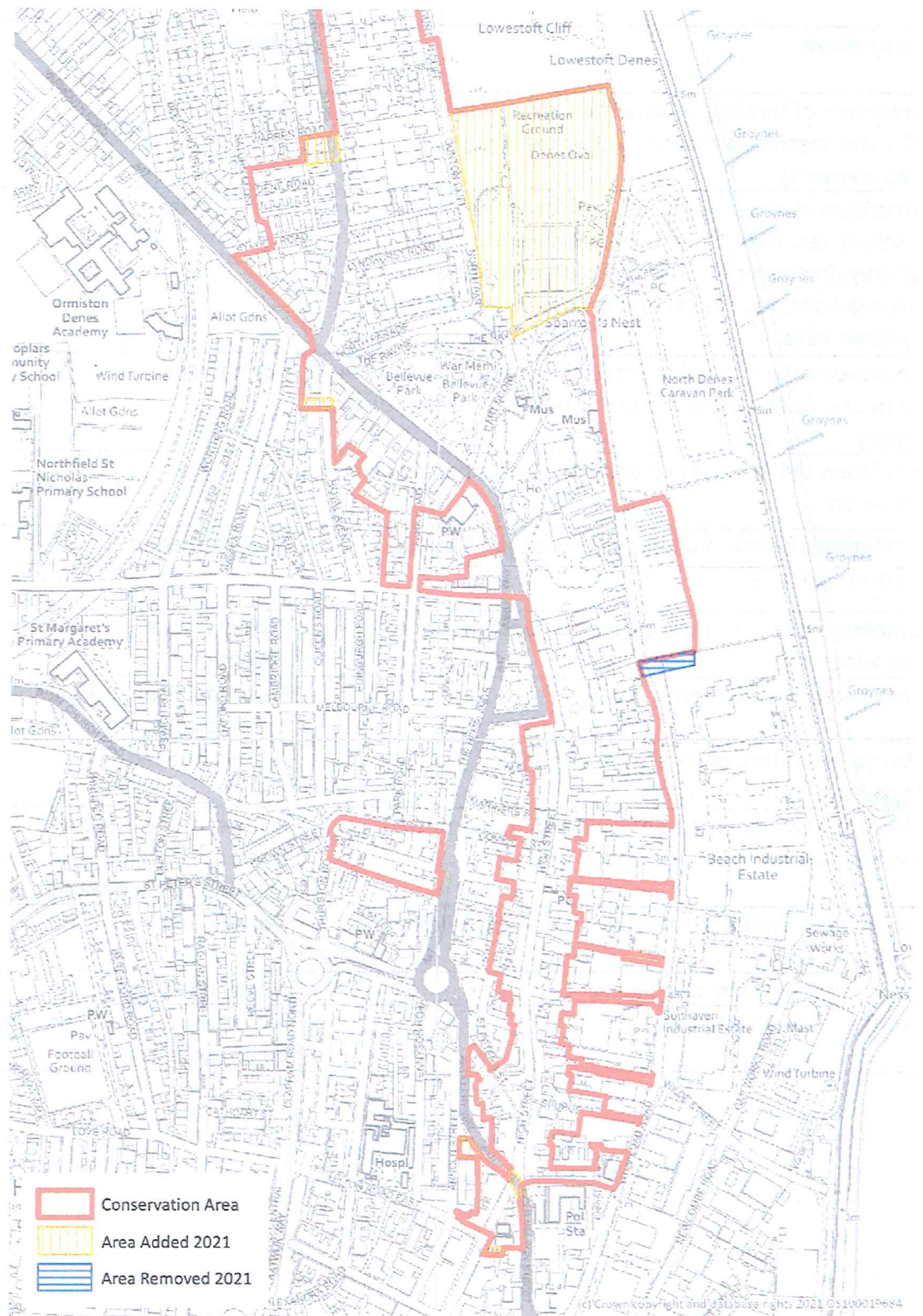
Yours sincerely



Elizabeth Martin | Senior Design & Conservation Officer
East Suffolk Council
Planning Services
Enc.

Map of the revised North Lowestoft Conservation Area Boundary

The solid red line represents the new boundary to the North Lowestoft Conservation Area. The orange lined and hatched areas represents the extensions. The Blue hatched area is removed.



Type of Work	Planning application?
1 Demolition of building whose total volume is less than 115 cubic metres as ascertained by external measurement)	Not needed
2 Demolition of any gate, fence, wall or other means of enclosure less than 1 metre high where fronting a highway (including a public footpath or bridleway), waterway or open space; or less than 2 metres high in any other case.	Not needed
3 Demolition of any building erected since 1 January 1914 and in use, or last used, for the purposes of agriculture or forestry	Not needed
4 Demolition works required or permitted under certain legislation	Not needed
5 Demolition of entire building of more than 115 cubic metres in volume	Always needed
6 Demolition of entire building except façade prior to redevelopment	Probably needed (there can be exceptions)
7 Other partial demolition	Needed if the works amount to a building operation
8 External alteration or extension of building (not "permitted development")	Always needed
9 External alteration or extension building (permitted development)	Not needed except where required by an Article 4 direction or a condition on a previous permission
10 Non-material minor external alteration to building (not "development")	Not needed
11 Alteration to interior of building	Not needed
12 Erection of new building	Almost always needed (there can be exceptions)