



DUMFRIES AND
GALLOWAY COUNCIL

Local Development Plan

Technical Paper

DECEMBER 2015



*Conservation
Areas*

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Local Development Plan

Technical Paper

SEPTEMBER 2014 *Conservation Areas*

DUMFRIES AND GALLOWAY COUNCIL

CONSERVATION AREAS

CONTENTS

Introduction	1
The Designation of Conservation Areas	1
Managing Change in Conservation Areas	1
Article 4 Directions	2
Archaeology	3
How you can help	3
Contacts	3
Further Information	4
Appendix 1: Conservation Areas in Dumfries and Galloway	6

Introduction

The purpose of this technical paper is to provide further information in respect of conservation areas and also includes maps showing the boundaries of those areas that are designated within the region.

The Council has undertaken and published conservation area appraisals for some areas as supplementary guidance. Further appraisals will be prepared during the lifetime of the Plan. These will provide a description of the historical development and present structure of conservation areas.

Dumfries and Galloway has a rich legacy of attractive towns, villages and countryside. Historic buildings, open spaces, street scenes and the day to day work and activities of the communities combine to give life and identity to these areas.

The individual character of such areas, which can comprise anything from farmsteads and small settlements to large towns, depends on the finer architectural details of its buildings.

Character is defined by the age, design and layout of buildings and streets as well as geology and the local industry and economy. How the area has developed historically is also a key factor.

The Designation of Conservation Areas

Areas that are considered to have “special architectural or historic interest” can be designated by the Council as conservation areas.

The 36 designated conservation areas in Dumfries and Galloway are identified in maps in Appendix 1. Designation is usually preceded by public consultation and formal notices are placed in the press.

Managing Change in Conservation Areas

The Council is obliged to see that new development or changes to existing buildings and spaces “preserve or enhance the special character or appearance” of the conservation area. Development must not detract from the quality of the conservation area. Any works should add to and complement the fine qualities of our conservation areas ensuring that their attractive, historic character is kept for future generations to enjoy. Adopting a conservation-led approach will ensure that modern needs and pressures are recognised and balanced with conservation.

Change is inevitable and positive conservation area management can embrace a forward-looking attitude to new development. The form, scale and detailing and the general character and appearance of the immediately surrounding area determine whether or not a proposal is acceptable. Usually, higher standards of detailing and use of materials will be required on development within or adjacent to a conservation area.

When dealing with new development in conservation areas the Council will consider how the proposal relates to:

- the historic street pattern, spaces and existing building lines;

- distinctive areas, groups of buildings and trees and other features which are an important part of the character of the area; and
- the scale, proportions, materials and character of adjacent buildings and other features of the area.

Alterations to existing buildings will need to secure the retention or re-instatement of traditional detailing and architectural features. Especially important is the retention of original and traditional windows and doors. Where this cannot be achieved then good quality reproductions, faithfully copying and using traditional materials and detailing may be acceptable. Some modern substitutes can have a negative impact on the character of the area, especially the design and use of 'off-the-shelf' materials which can lead to significant change in the appearance of the building.

Proposals to demolish buildings will be judged carefully against the impact on the area, the quality of the building to be lost and any redevelopment proposals. Consent for demolition will not normally be granted without acceptable proposals for a replacement building.

New building work is encouraged. It can be innovative but should not be so out of character or scale that it harms the area. It is important for the future wellbeing of any settlement that it does not just stop in time but that sensible, sensitive new development is promoted, subject to complying with policies of the Local Development Plan.

In addition to the normal planning controls the following extra restrictions apply in conservation areas.

- Changes to dwelling houses such as to windows and doors, small extensions, laying out a driveway are controlled and require planning permission;
- Demolition requires special conservation area consent;
- Trees are protected from felling and lopping and notice of works must be given to the Council in advance; and
- Other works including installing a satellite antenna, solar panels, wind turbines, painting and stone cleaning and exterior cladding also require consent.

Article 4 Directions

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended includes a process for local planning authorities to remove permitted development rights where there is justification. A number of conservation areas within Dumfries and Galloway have Article 4 Directions in place within their boundaries which means that some classes of permitted development now require planning permission. The table below identifies the conservation areas affected and it will be updated when changes take place.

Please check with the area planning officer to see if your proposals require consent.

Most proposals within a conservation area will be advertised both on site and in the local press. There is a period of 21 days for representations to be made.

Archaeology

In older settlements, the history of the conservation area can be read from buildings, the street pattern and from archaeological remains. Appropriate archaeological investigations should be undertaken where any proposed development involves ground disturbance.

This will in some cases be a condition of any permission. The Council's Archaeologist should be consulted at any early stage to assess the significance of any particular site.

How you can help

The success of conservation areas depends on the residents of each area working with the Council to achieve the desired aims. Much depends on the good will and co-operation of householders, the community and other local groups.

The character of each of the region's conservation areas is derived from many factors, such as the maintenance of buildings and gardens; the retention of traditional details such as windows, doors and rhones (rainwater pipes).

Inappropriate modern detailing and materials should be avoided. Extensions should be carefully designed, the use of advertisements should be discreet and the use of colour should be subtle. These are just some of the aspects of development that can influence the appearance of conservation areas.

But above all the real character of any conservation area comes from a thriving, caring community with a strong sense of pride of place.

Contacts

To discuss your proposals with a planning officer please use the Pre-application planning advice service on the Council's web pages:

<http://www.dumgal.gov.uk/index.aspx?articleid=1888>

You can also contact the Council on 030 33 33 3000.

It is important that anyone intending to do any work to his or her property within a conservation area should first contact the local area planning office to establish what consent or permission is required.

Further Information

Government Policy and Guidance:

- Scottish Historic Environment Policy (SHEP), December 2011.
- Managing Change in the Historic Environment, Historic Environment Scotland, 2010 (Various topic leaflets).
- Inform Guides, Historic Environment Scotland.
(Note: a wide range of leaflets covering many aspects of conservation work from fire protection, to traditional ironwork to masonry decay and repair).

Local policy and guidance documents

- Dumfries and Galloway Local Development Plan, September 2014
- Conservation Area Character Appraisals for some conservation areas.
- Caring for the Built Environment – Conservation Area Guidance, Dumfries and Galloway Council, July 2001.
- Technical Guidance Notes, (covering the use of Lime mortar, re-pointing and traditional windows have been issued and others are in preparation).

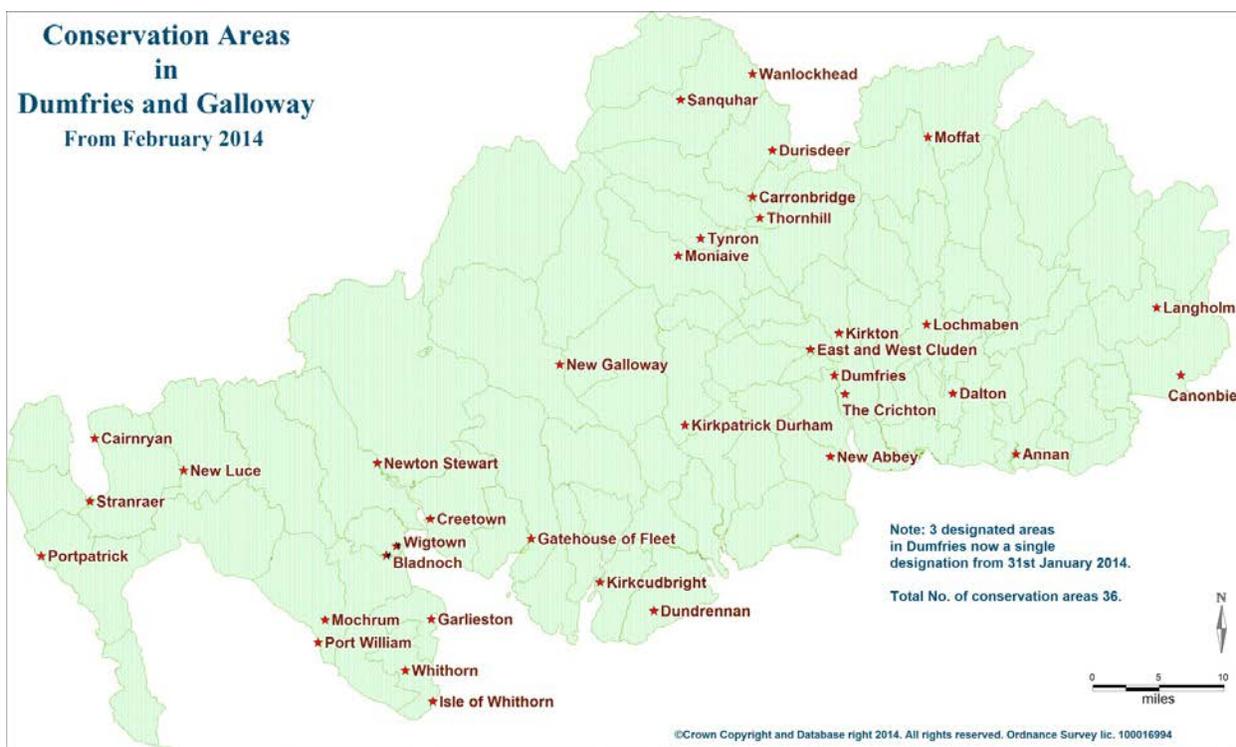
Appendix 1: Conservation Areas in Dumfries and Galloway

Conservation Area	Designated	Last Modified	Conservation Area Character Appraisals and Article 4 Directions
Annan*	08/04/1970	28/11/2003	Article 4 Direction 11/02/2005 Classes 1,3,7,30,31,41 and 67** Conservation Area Character Appraisal
Bladnoch	01/04/1986		
Cairnryan	06/09/1977		
Canonbie	08/04/1970		
Carronbridge	08/04/1970		
Creetown	06/09/1977		
The Crichton	06/06/1997		
Dalton	08/04/1970		
Dumfries* Replaced three individual areas The Mediaeval Town; Lovers Walk & Catherine Street; and Whitesands, Riverside & Burns House - all first designated 25/11/94)	31/01/2014		Conservation Area Character Appraisal
Dundrennan	08/11/1974		
Durisdeer	08/04/1970		
East & West Cluden	05/04/1988		
Garlieston	06/09/1977	07/03/1978	
Gatehouse of Fleet*	02/11/1974	29/07/2005	Article 4 Direction 10/08/2006 Classes 1,3,7,30,31,41 and 67** Conservation Area Character Appraisal
Isle of Whithorn	06/09/1977	07/03/1978	
Kirkcudbright*	08/11/1974	07/09/2001	Article 4 Direction 03/07/2003 Classes 1,3,7,30,31,41 and 67** Conservation Area Character Appraisal
Kirkpatrick Durham	08/11/1974		
Kirkton	08/04/1970		
Langholm	08/06/1970	04/06/1985	
Lochmaben	08/04/1970		
Mochrum	01/04/1986		
Moffat	08/04/1970	14/02/1997	Article 4 Direction 15/06/1998 Classes 1,3,7**
Moniaive	08/04/1970	07/10/1975	
New Abbey	08/11/1974		
New Galloway	06/09/1983		
New Luce	07/06/1988		
Newton Stewart	06/09/1977		
Portpatrick	06/09/1977		
Port William	06/09/1977		
Sanquhar	08/04/1970	24/05/1991	

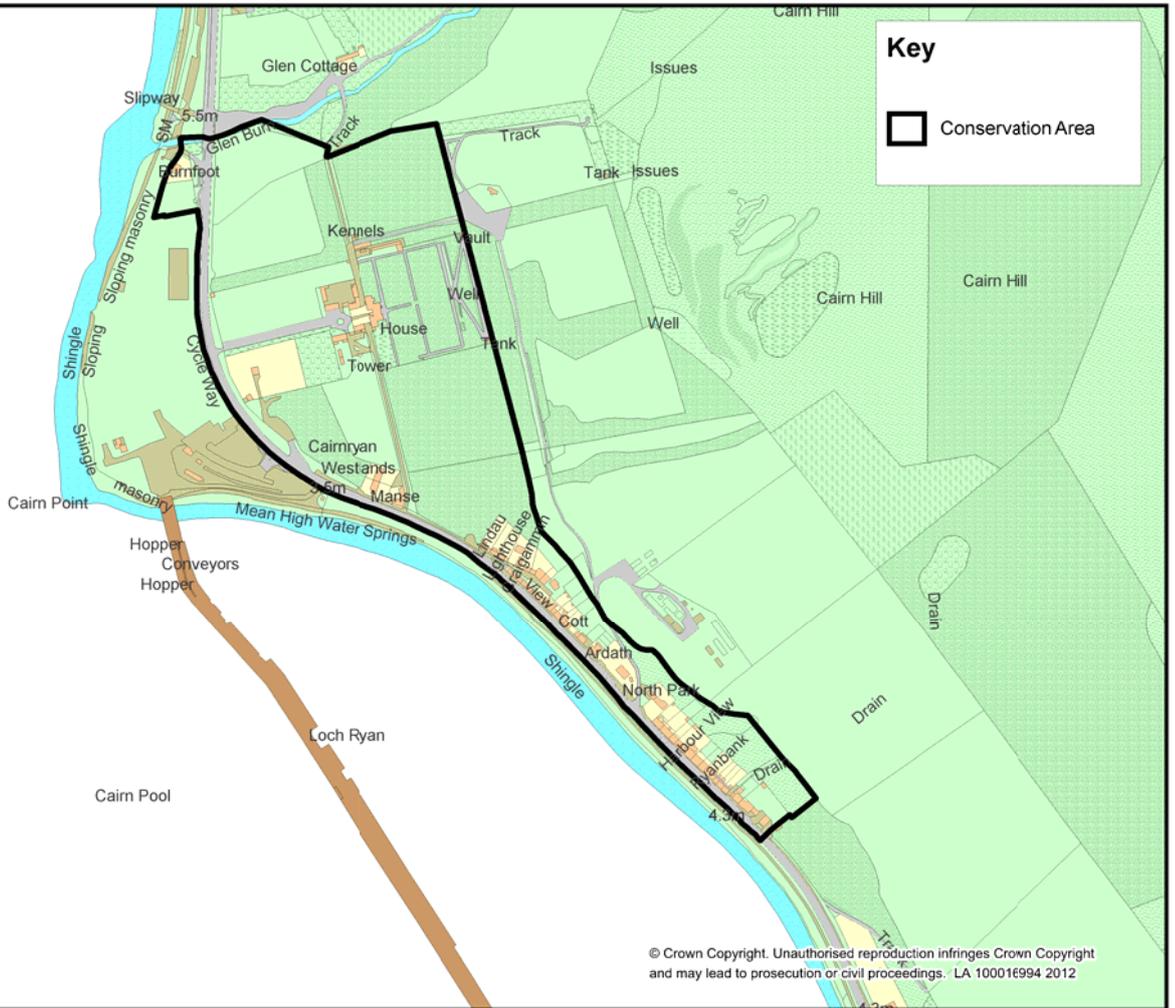
Stranraer*	06/09/1977	09/09/2014	Conservation Area Character Appraisal
Thornhill	08/04/1970		
Tynron	06/06/1989		
Wanlockhead	24/05/1991		
Whithorn*	06/09/1977	06/02/1979	
Wigtown	06/09/1977	21/05/1999	Conservation Area Character Appraisal Article 4 Direction 19/04/2000 Classes 1,3,7,30,31,41 and 67**

* Conservation Area Character Appraisal published as Supplementary Guidance

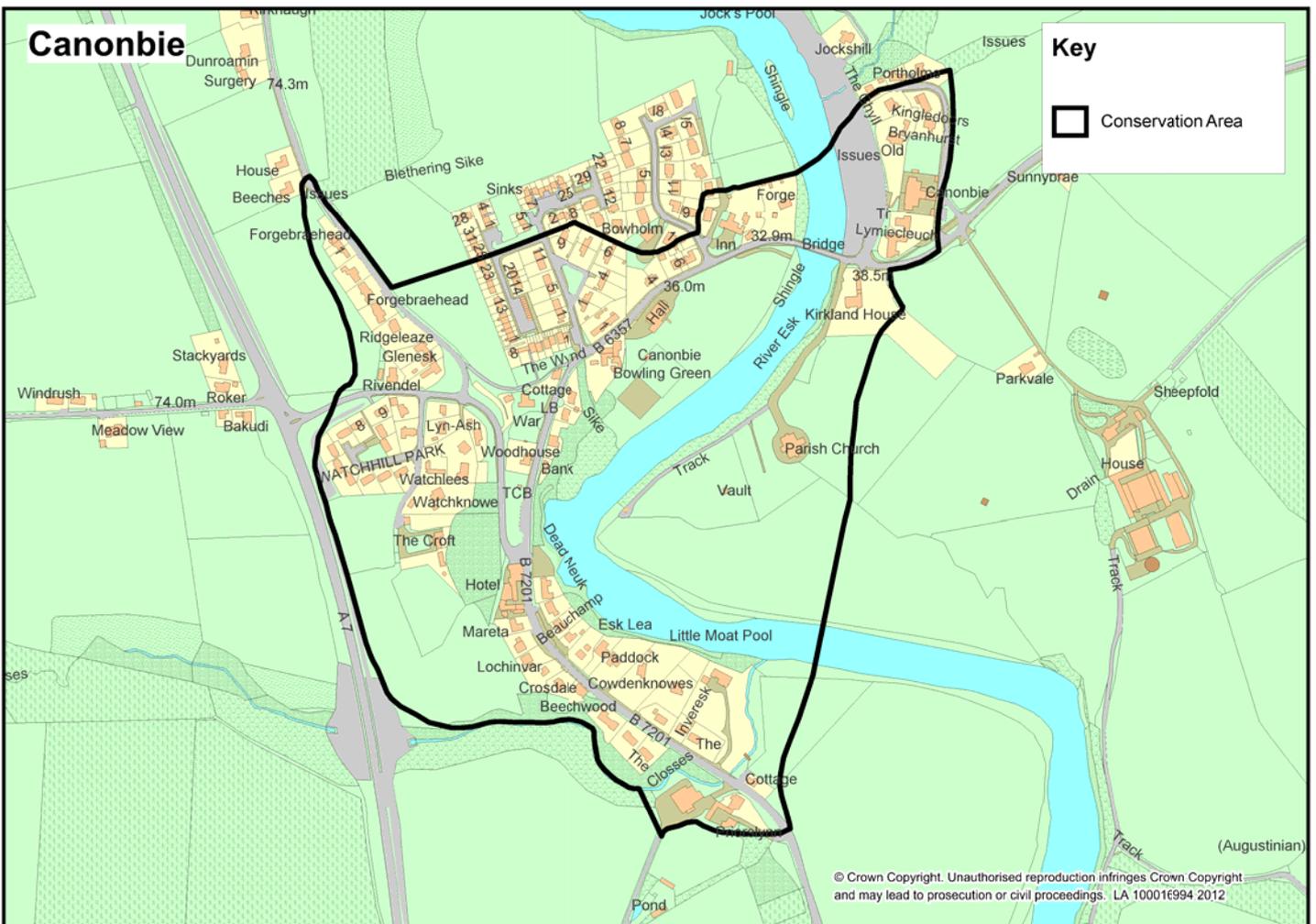
** Classes of development which need planning permission as defined in Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended.

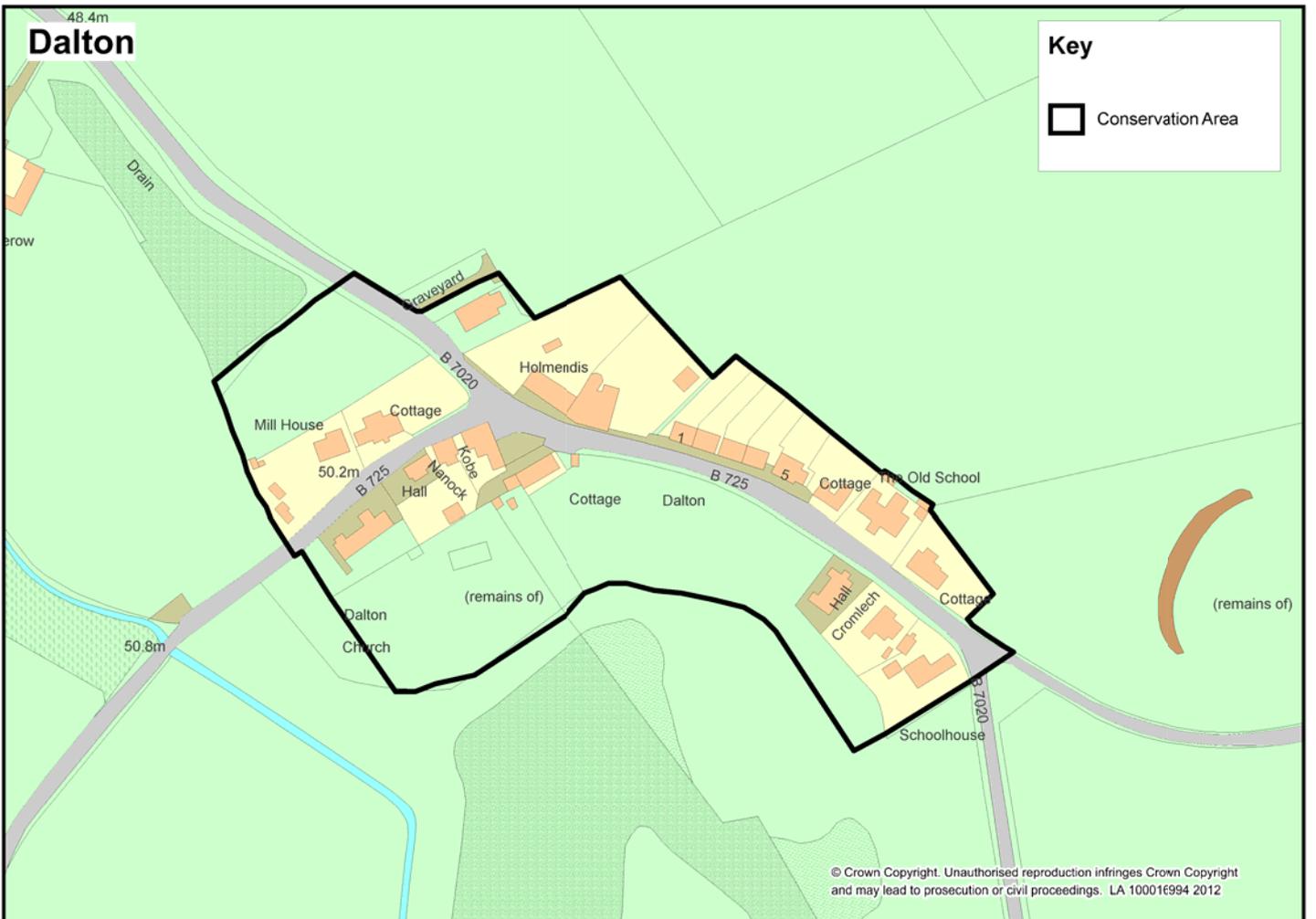
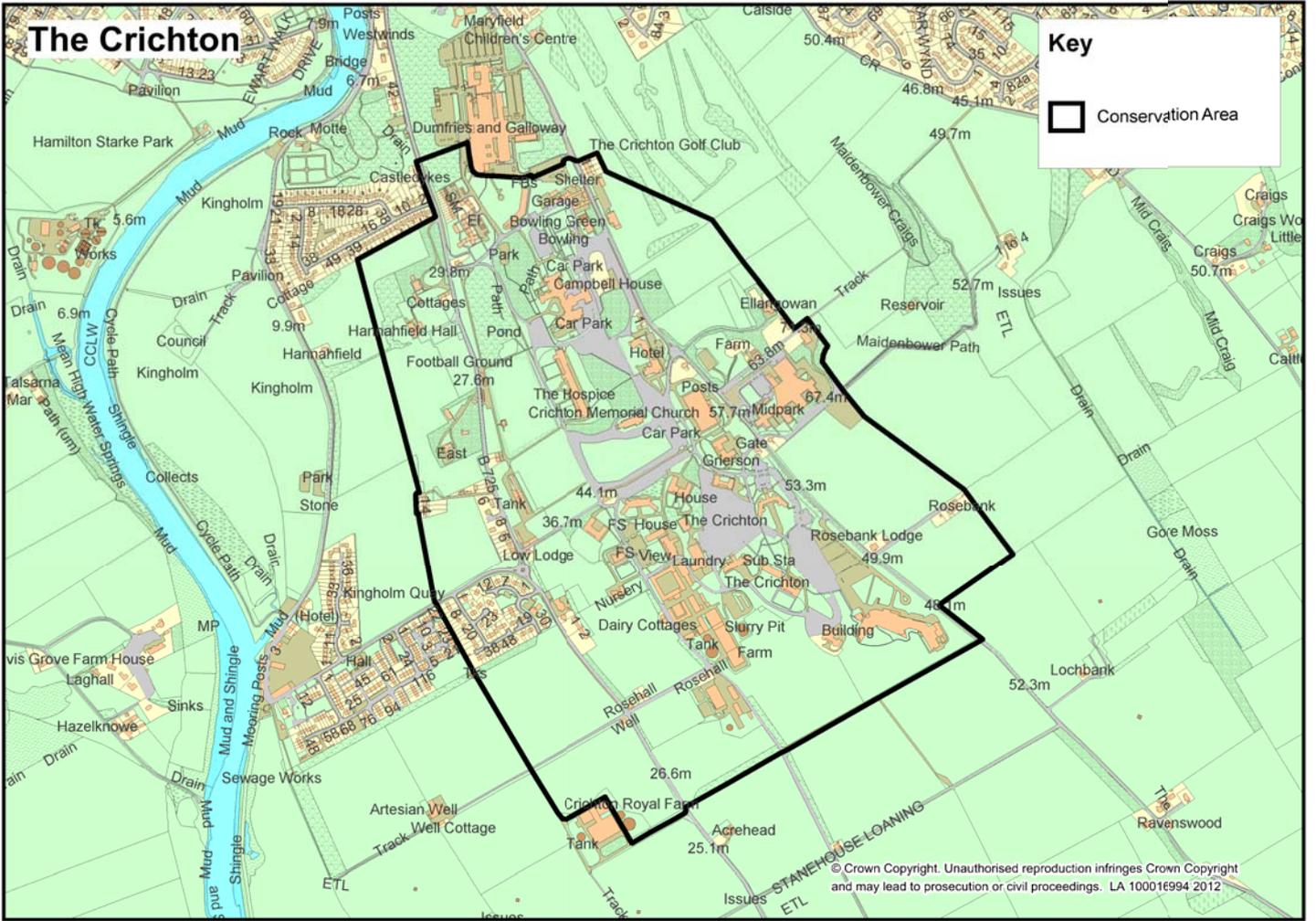


Cairnryan



Canonbie





Dumfries

Key
□ Conservation Area

