

Dumfries and Galloway Council
LOCAL DEVELOPMENT PLAN 2

Conservation Areas

TECHNICAL PAPER

NOVEMBER 2021



CONSERVATION AREAS

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Introduction

The purpose of this technical paper is to provide further information in respect of conservation areas to which Local Development Plan 2 policy HE2: Conservation Areas applies. Maps showing the boundaries of the conservation areas that are designated within the Dumfries and Galloway region are included.

The Council has undertaken and published conservation area appraisals for some areas as supplementary guidance. Further appraisals combined with management plans will be prepared during the lifetime of the Plan. These will provide a description of the historical development and present structure of conservation areas and how their character may be preserved or enhanced.

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 conservation areas depends on the finer architectural details of its buildings and designed spaces. Very different places can be designated a conservation area of small or larger scale and containing varied buildings and spaces. Some are based around farmsteads or small settlements and others on the streets and spaces of large towns.

Character is defined by the age, design and layout of buildings and streets; how the area has developed historically; the local geology and topography; and may be closely tied to local industry and economy.

The Designation of Conservation Areas

The Council is required to consider from time to time if areas have, or continue to have, “special architectural or historic interest” so that they may be designated or amended as conservation areas. Designation and amendment is usually preceded by public consultation and formal notices are placed in the press.

The 36 designated conservation areas across Dumfries and Galloway are identified in maps in Appendix 1.

Managing Change in Conservation Areas

Where a proposal for new development or change to existing buildings and spaces in a conservation area requires planning permission or other formal consents, the Council is required to consider how it will “preserve or enhance the special character or appearance” of that area.

A review and appraisal of the character of the existing conservation areas is being undertaken to provide Conservation Area Character Appraisals and Management Plans for the conservation areas in the region.

New development should not detract from the quality of the area or the reason it has been designated a conservation area and development or alterations should enhance or add to or complement the identified qualities of each conservation area to ensure that their attractive, historic character and appearance is kept for future generations to enjoy. Development proposals should adopt a conservation-led approach so that a balance can be found between the conservation and preservation of character and detail and the need for facilitating modern living and adaptations for climate change.

Change is inevitable and positive conservation area management can embrace a forward-looking attitude to new development. The form, scale and detailing, general character and appearance of the immediately surrounding area determine whether a proposal is acceptable or otherwise. 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;
- planned and accidental views which contribute positively to character; and
- the scale, proportions, materials and character of adjacent buildings and other features of the area.

Alterations to existing buildings should secure the retention or re-instatement of traditional detailing and architectural features. Especially important is the retention of original and traditional windows and doors or, where this cannot be achieved, good quality reproductions, using traditional detailing and materials should be considered. Changing these elements of a building in a conservation area requires planning permission. However, modern slim double glazing is often acceptable in replacement windows subject to detail. Substitute materials for doors and window frames can have a negative impact on the character of the area especially when the original traditional windows and doors are in other buildings nearby. The detail of the design and use of materials in many parts of the building can lead to a significant change in its appearance and the character of the surrounding area.

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. Most buildings in a conservation area need consent for demolition which will not normally be granted without acceptable proposals for a replacement building or by demonstrating that there will be an enhancement of the character of the conservation area through its removal.

New building work in conservation areas is encouraged. It is important that settlements and historic areas are not just preserved but that they continue to have a purpose through sensible and sensitive new development. Development does not always need to copy faithfully what is already there but may instead be innovative although not so out of character or scale that it harms the historic appearance of the area.

In addition to the normal planning controls the following extra restrictions apply in all 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 of most buildings above a minimum size requires conservation area consent;
- Trees are protected from felling and lopping and notice in writing of works must be given to the Council a minimum of 6 weeks in advance; and
- Other works including installing a satellite antenna, solar panels, wind turbines, erecting fences or walls, painting and stone cleaning and exterior cladding also require consent.

Please check the Council's website or with the duty planning officer to find out if your proposals require any form of planning consent.

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

Archaeology and Recording

In many settlements or places which are designated conservation areas, the history and development can be read from the type and design of buildings, the street pattern or layout of buildings and structures and from archaeological remains, some of which may not be visible on the ground. The Council's appointed Archaeologist should be consulted at any early stage to assess the significance of a particular site. Where changes are proposed there may be a requirement to formally record the features that are being lost should the development be permitted. This may apply to standing buildings or partially collapsed or buried features. There may also be a requirement to have appropriate archaeological investigations undertaken where any proposed development involves ground disturbance. These investigations and the recording of features will in some cases be a condition of any permission.

How you can help

The success of conservation areas depends on the residents and businesses of each area working together and 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 general maintenance of buildings using the correct materials; looking after gardens and their trees and built features; the retention of traditional details such as windows, doors and rhones (rainwater pipes) and the materials used to repair roofs, elevations and chimneys.

Inappropriate modern detailing and materials should be avoided to reduce the likelihood of spoiling the character of the building and the whole group. Extensions should be carefully designed, the use of advertisements should be discreet and the use of colour should be subtle - just some of the things that can influence the historic character and 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

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

To discuss your proposals with a planning officer please use the pre-application service on the website

<https://www.dumgal.gov.uk/article/15327/Planning-advice-and-enquiries>

You can also contact the Council on 030 33 33 3000

Further Information	Link
Historic Environment Policy for Scotland (HEPS), 2019 The policy statement which underpins decision making for the historic environment including all of Scotland's unique places. It is used at national and local levels.	HEPS 2019
'Our Place in Time', Scottish Government's Historic Environment Strategy 2014 (OPiT,2014)	OPiT, 2014
Managing Change in the Historic Environment, Historic Environment Scotland (a range of topic leaflets)	HES Managing Change publications
Inform Guides, Historic Environment Scotland. a range of topic leaflets by HES including <ul style="list-style-type: none"> - improving energy efficiency in traditional buildings with little detriment to character; - measures for fire protection; - repairs to stone elevations; - repairing decorative masonry; - repairing iron and other metal work; - repairing traditional joinery; and - stone cleaning and risks. 	HES Inform Guides

Local policy and guidance documents

Dumfries and Galloway Local Development Plan 2, adopted October 2019

Supplementary and Planning Guidance on Dumfries and Galloway Council's website and Planning Guidance on Dumfries and Galloway Council's website are found on the following page: [LDP2 supplementary guidance](#)

Conservation Area Character Appraisals and/or Management Plans for some of the region's conservation areas and Planning Guidance relating to a series of topic and location based documents.

Appendix 1: Conservation Areas in Dumfries and Galloway

The following is a list of all of the existing conservation areas within the Dumfries and Galloway Council region. The pages following show the maps of the conservation area boundaries. They are provided for information but the scale of the map may not be sufficient to determine the exact line of where the boundary falls.

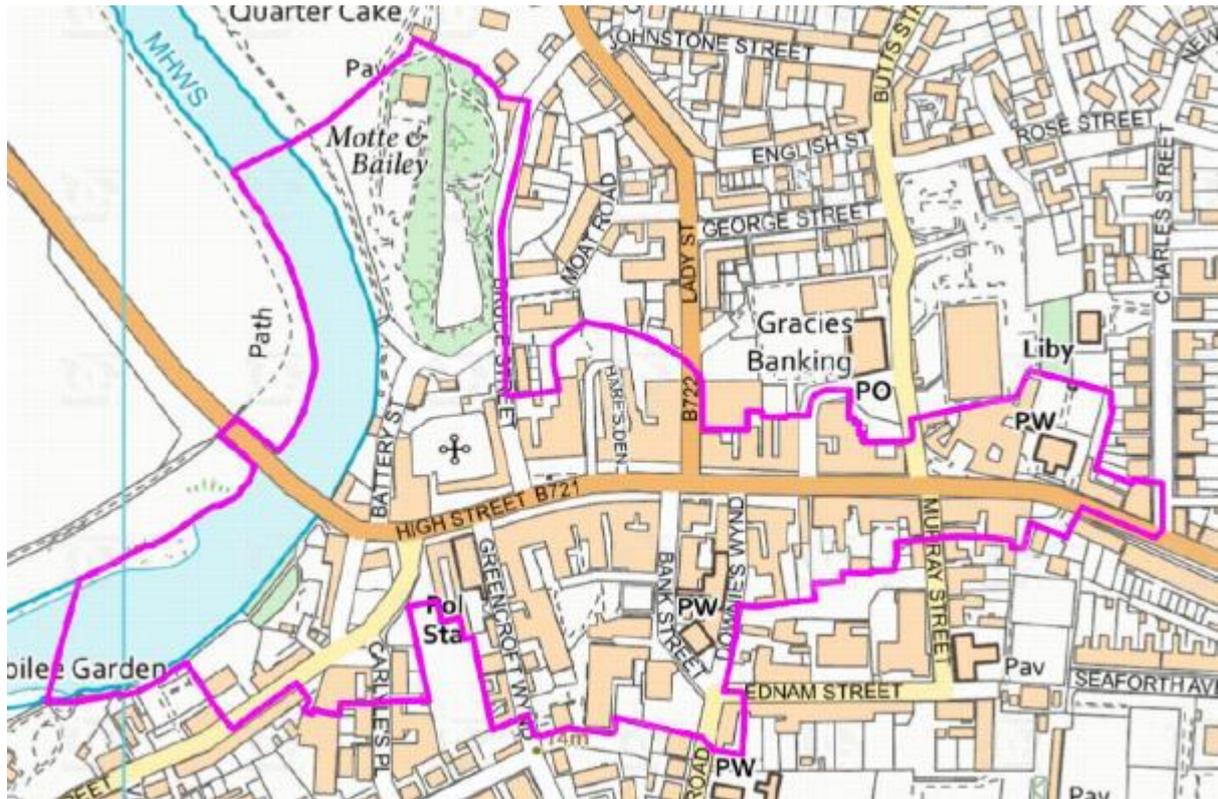
Historic Environment Scotland's PastMap website <https://pastmap.org.uk/map> provides access to maps which may be enlarged but please check with the Council as digital errors between the data sets held by the Council and PastMap may occur.

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 and Management Plan - June 2021
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		Conservation Area Character Appraisal
Dalton	08/04/1970		
Dumfries* Replaced three individual areas the Mediaeval Town; Lovers Walk & Catherine Street; and Whitesands, Riverside & Burns House - all designated 25/11/1994	31/01/2014		Conservation Area Character Appraisal and Management Plan
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	

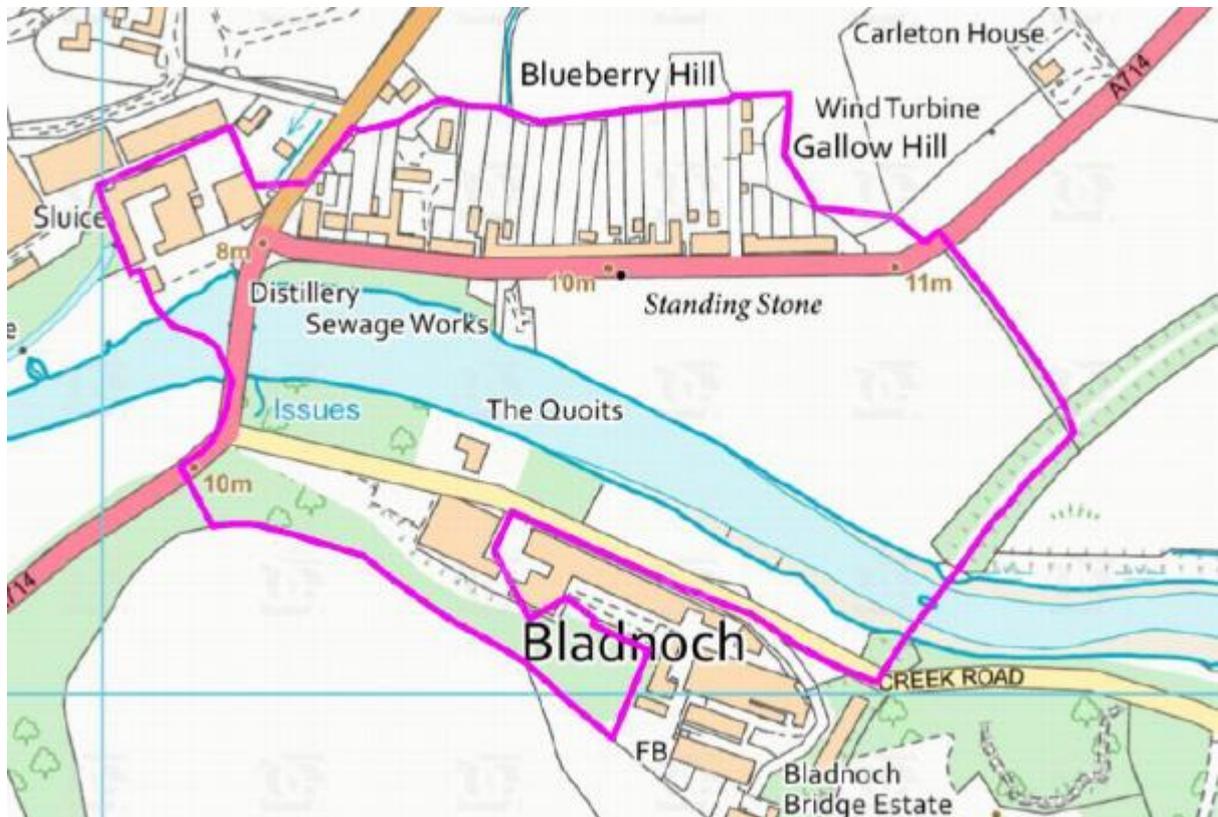
Kirkcudbright*	08/11/1974	07/09/2001	Article 4 Direction 03/07/2003 Classes 1,3,7,30,31,41 and 67** Conservation Area Character Appraisal
Kirkpatrick Durham	08/11/1974		
Kirkton	08/04/1970		
Langholm	08/06/1970	04/06/1985	
Lochmaben	08/04/1970		
Mochrum	01/04/1986		
Moffat	08/04/1970	28/09/2020	Conservation Area Character Appraisal and Management Plan
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 and Management Plan
Thornhill	08/04/1970		
Tynron	06/06/1989		
Wanlockhead	24/05/1991		
Whithorn*	06/09/1977	06/02/1979	Article 4 Direction 19/04/2000 Classes 1,3,7,30,31,41 and 67** Conservation Area Character Appraisal
Wigtown	06/09/1977	21/05/1999	



CONSERVATION AREA BOUNDARY MAPS



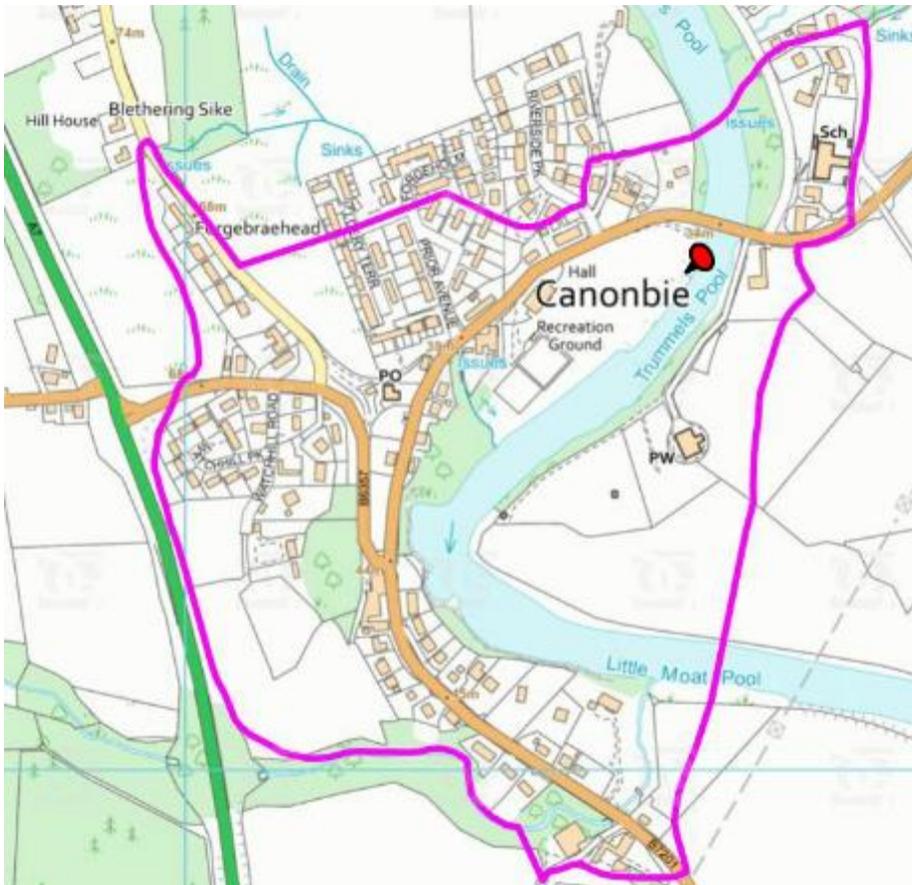
Annan



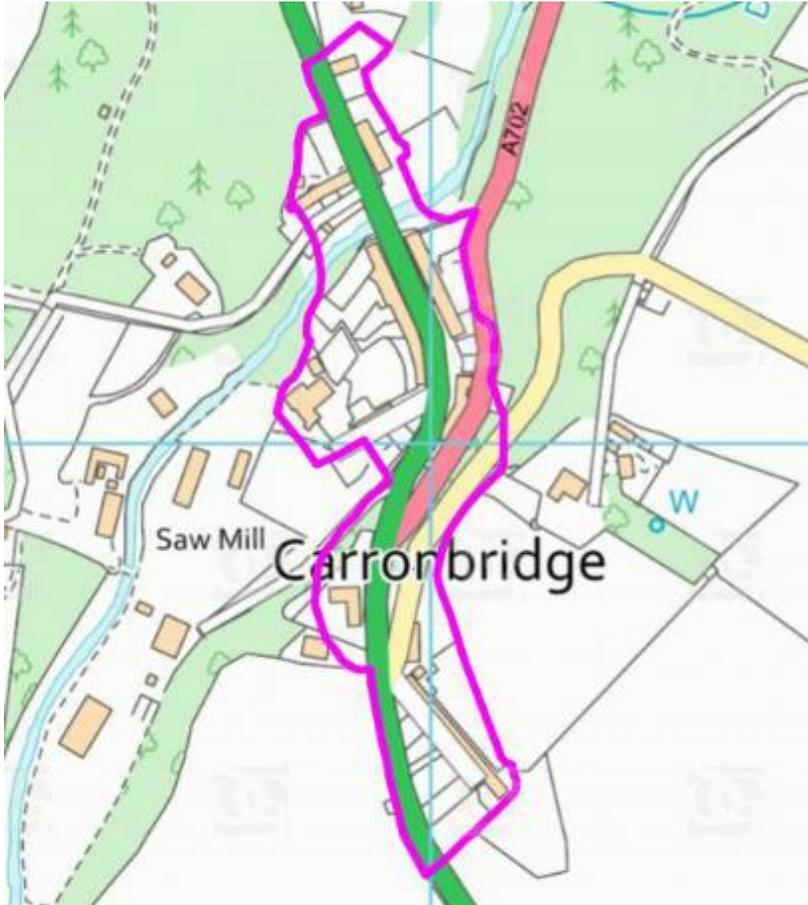
Bladnoch



Cairnryan



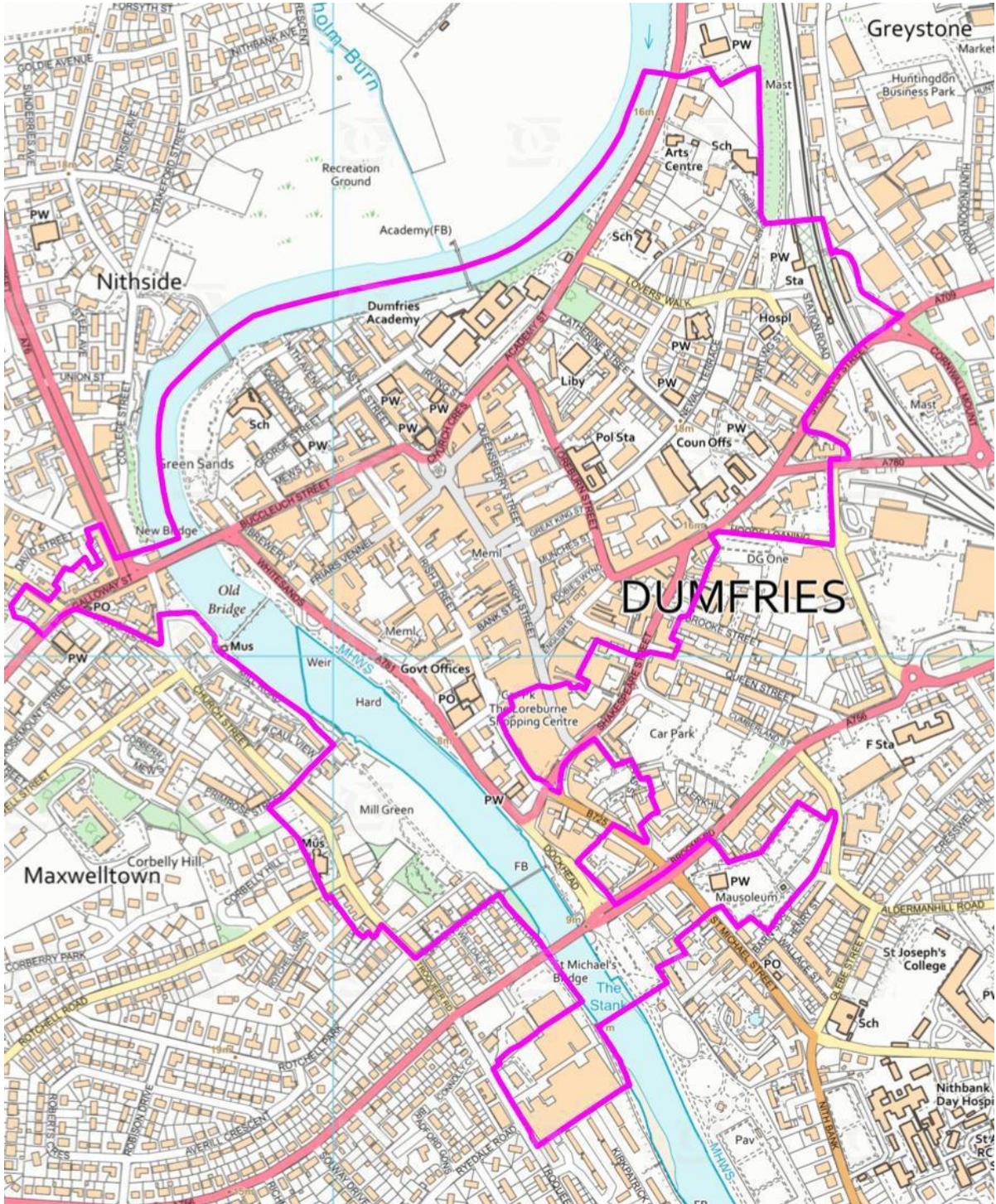
Canonbie



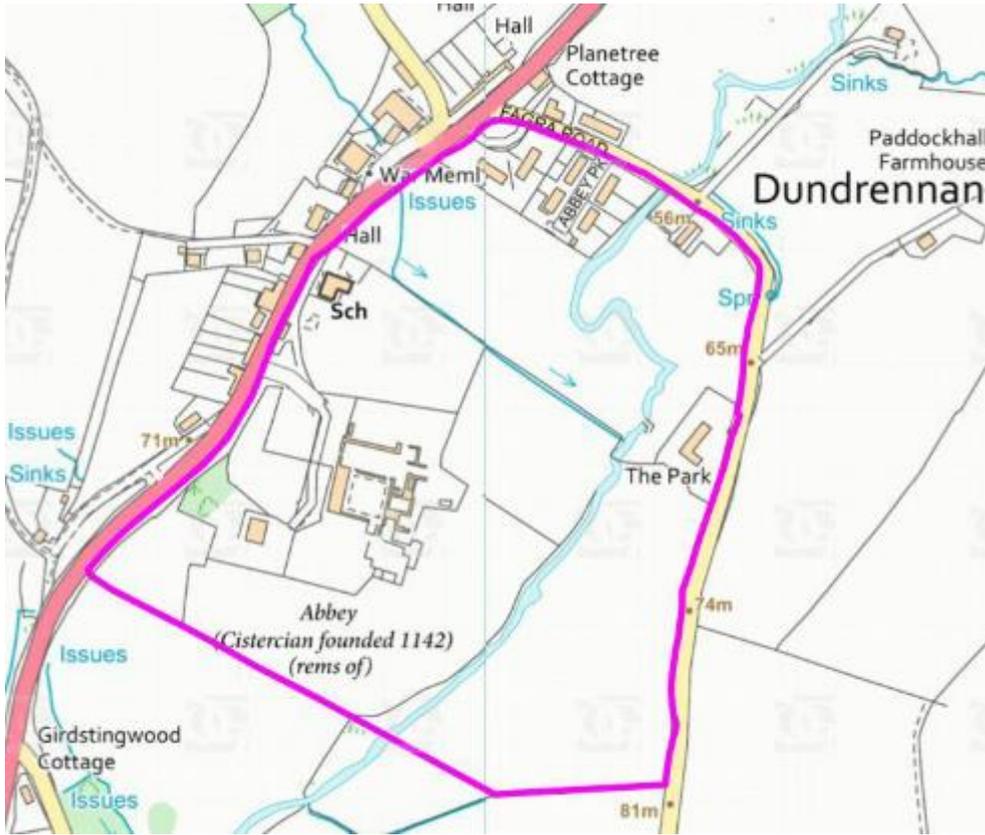
Carronbridge



Creetown



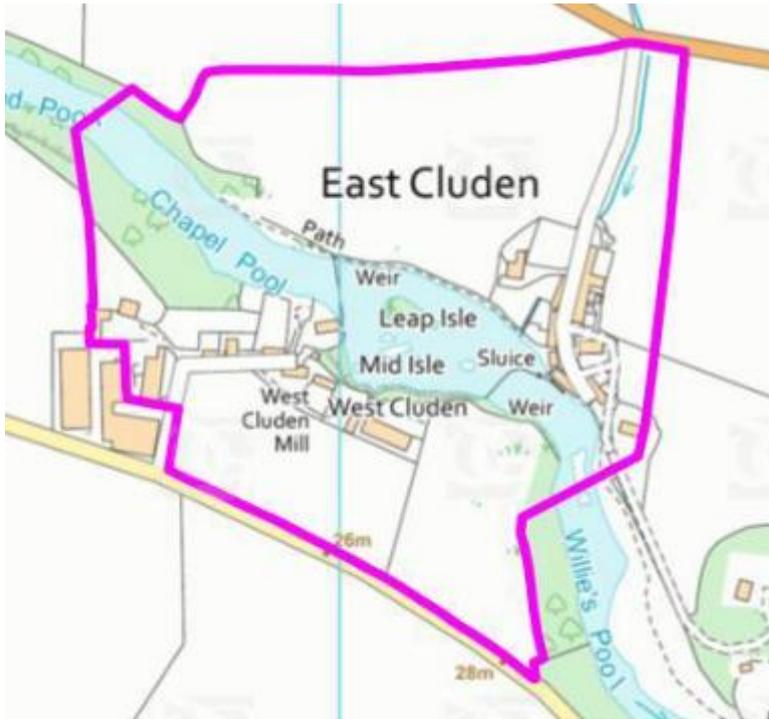
Dumfries



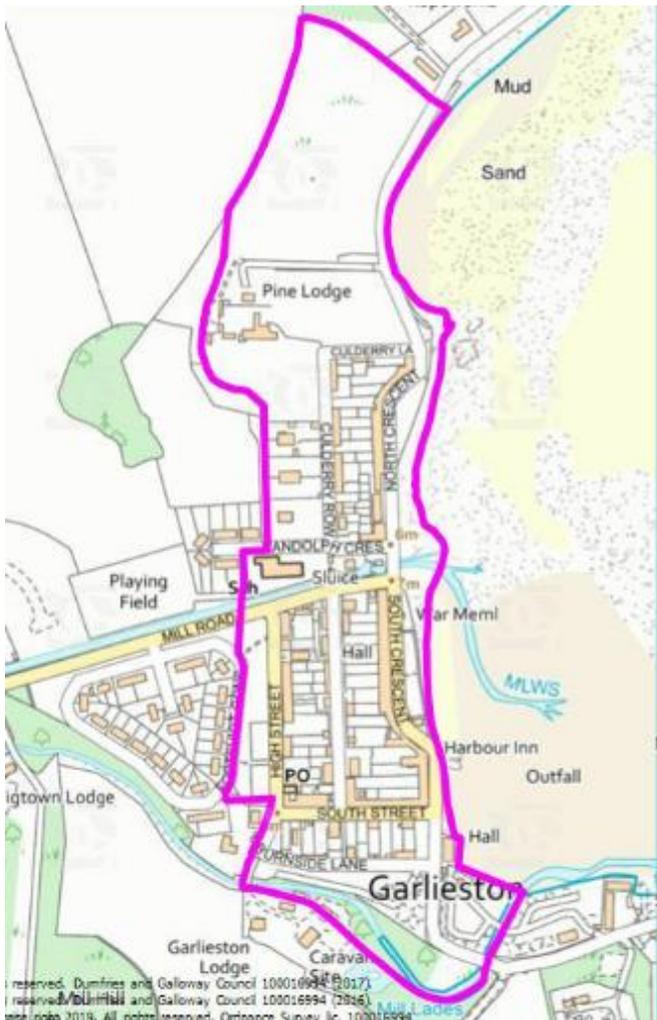
Dundrennan



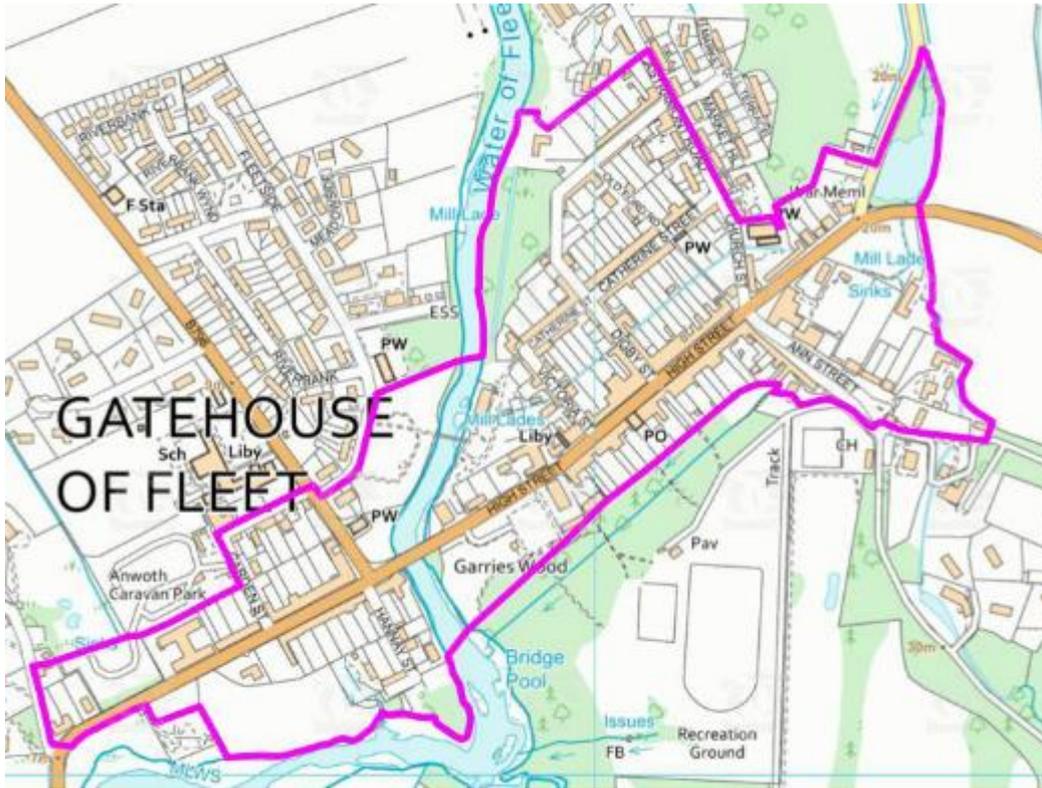
Durisdeer



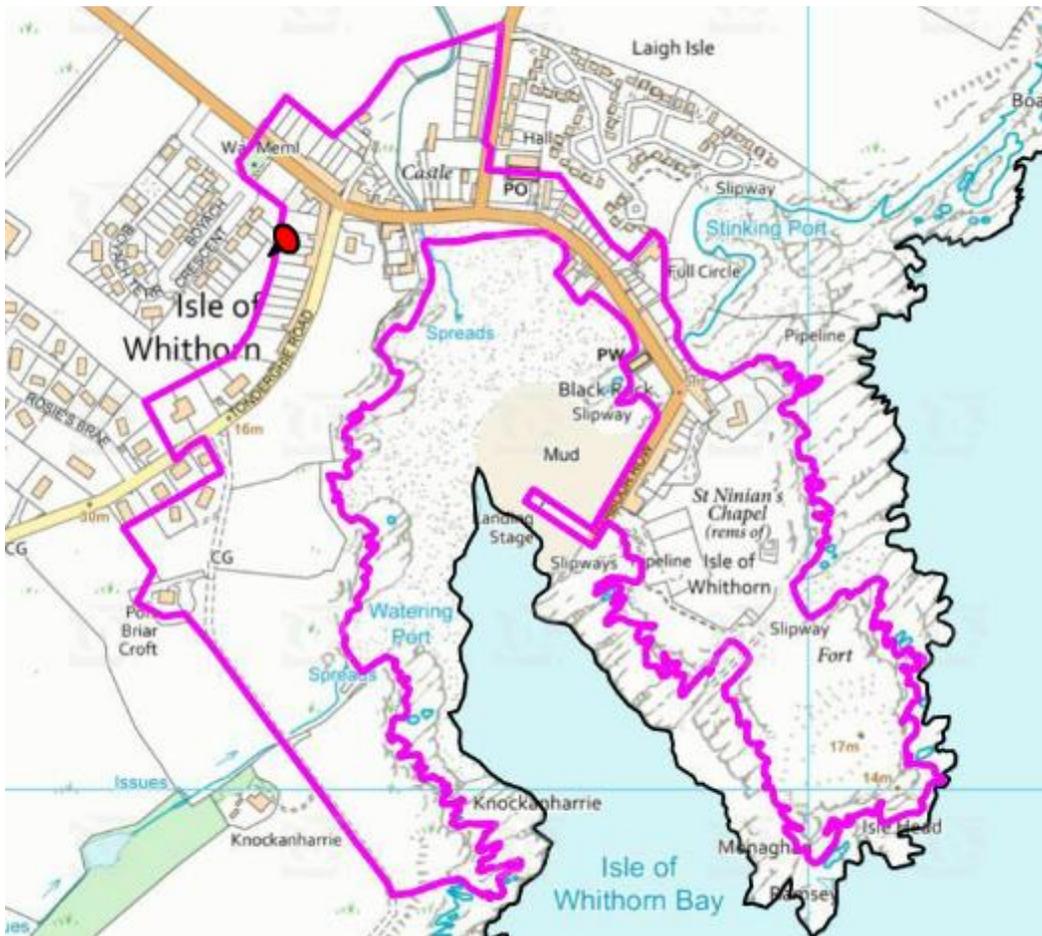
East and West Cluden



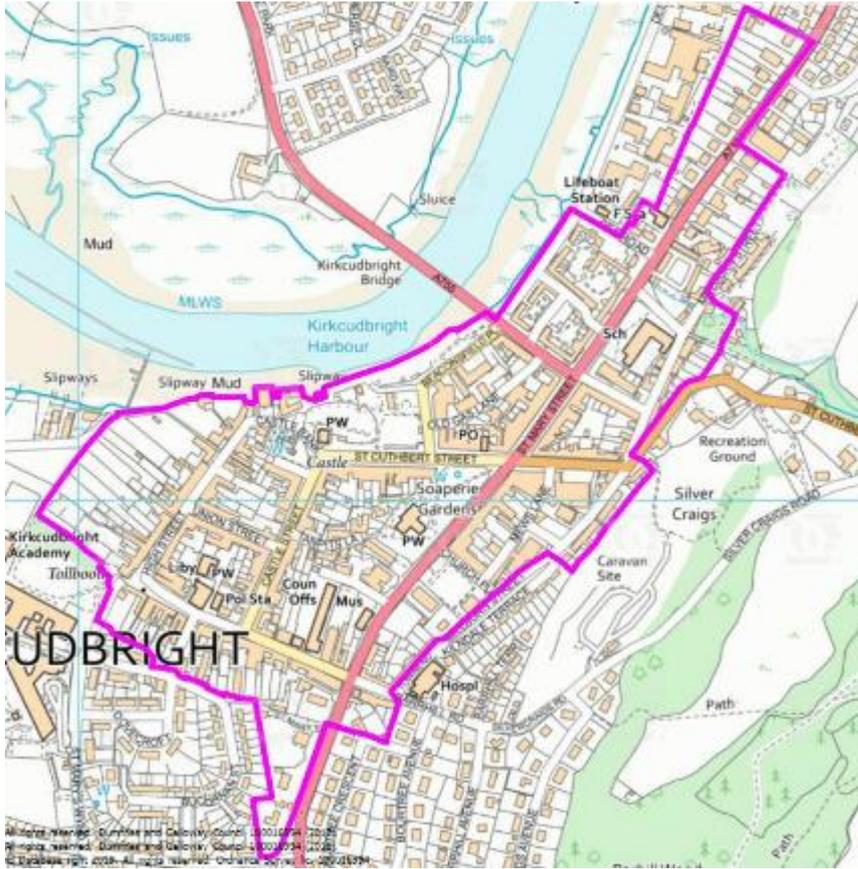
Garlieston



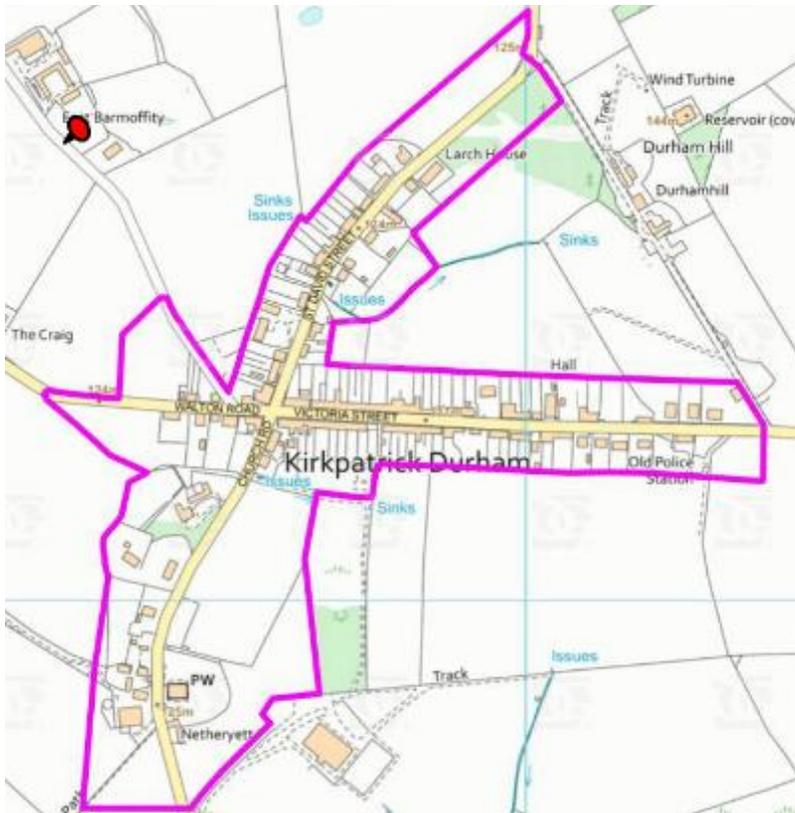
Gatehouse of Fleet



Isle of Whithorn



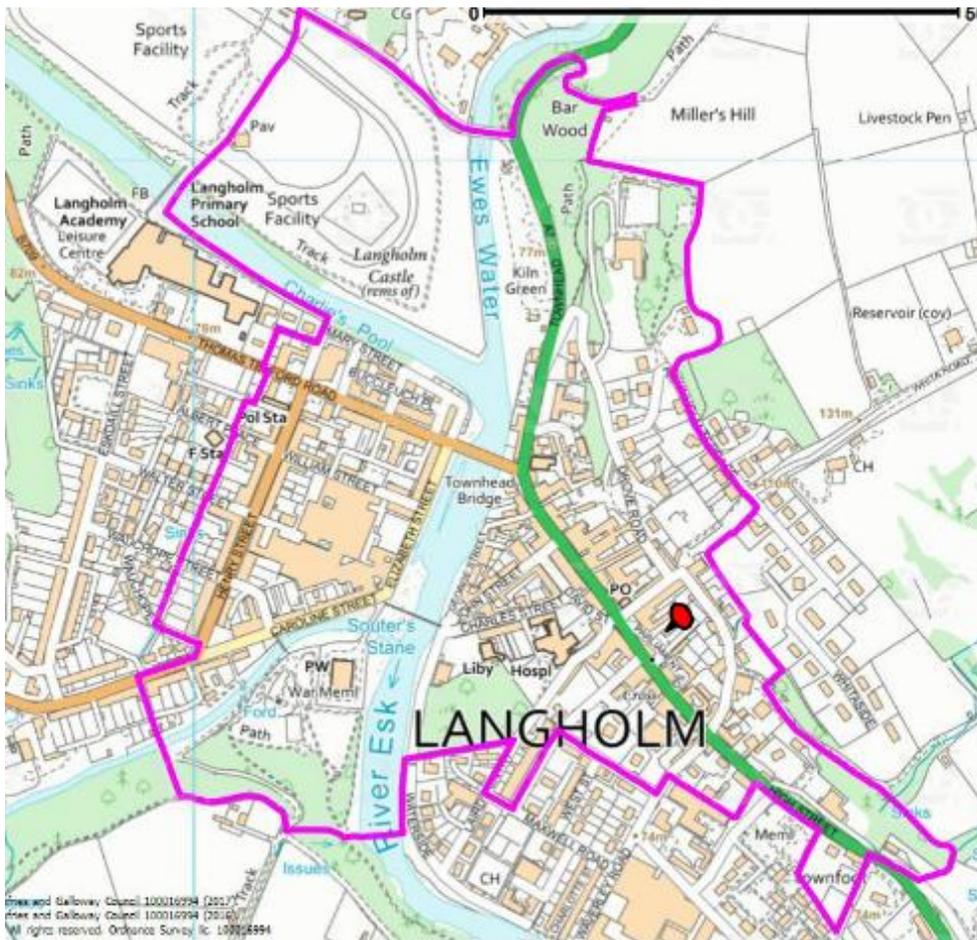
Kirkcudbright



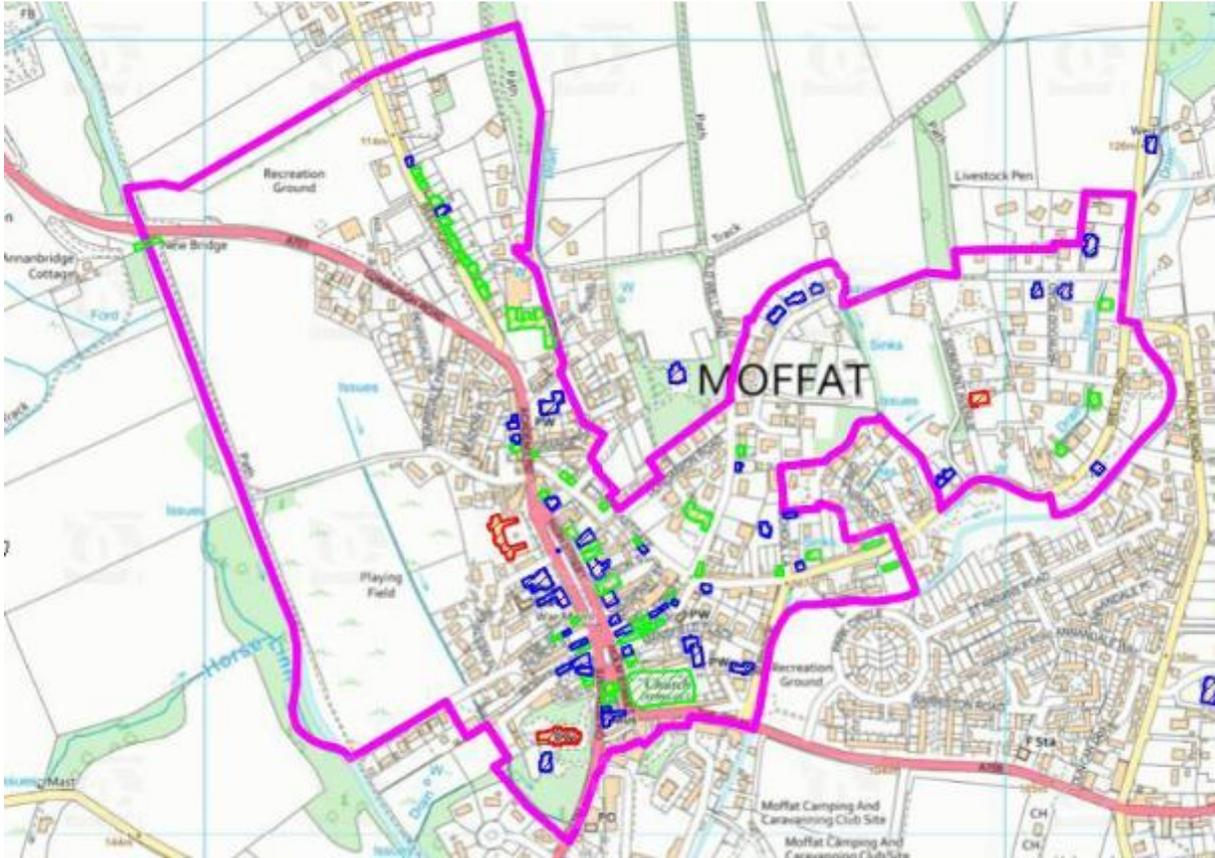
Kirkpatrick Durham



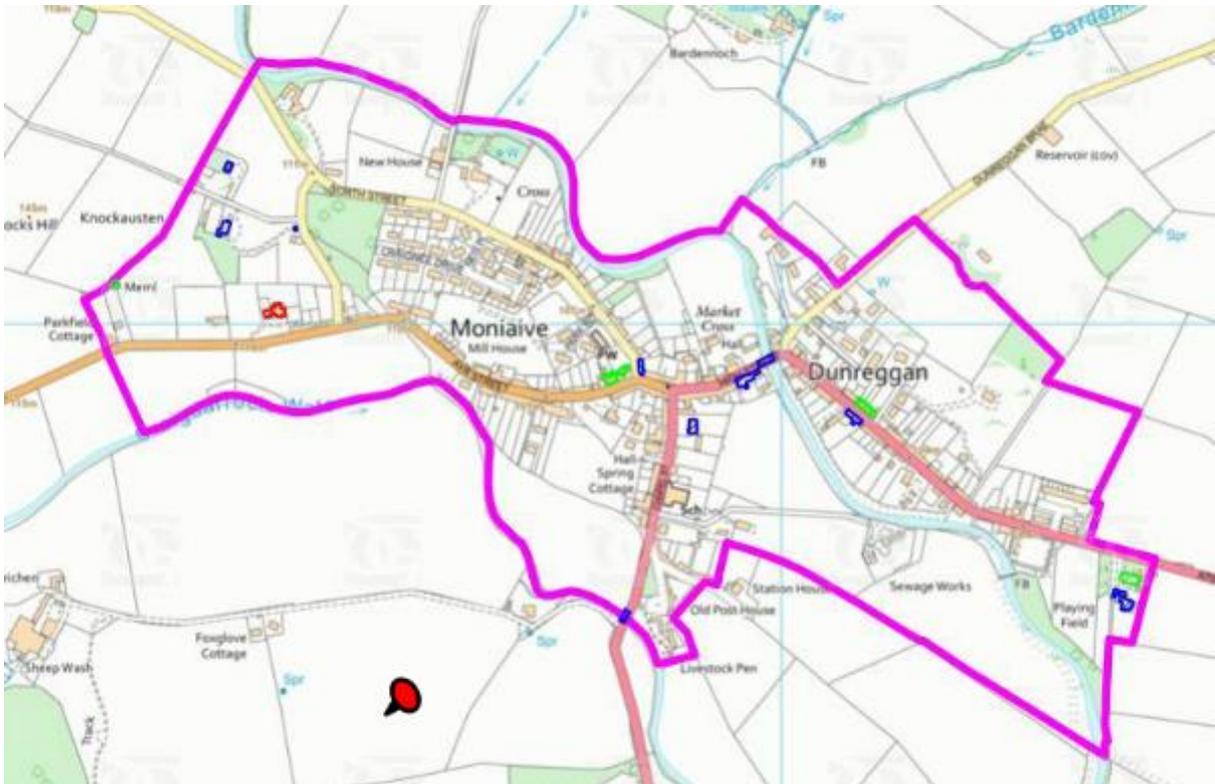
Kirkton



Langholm



Moffat



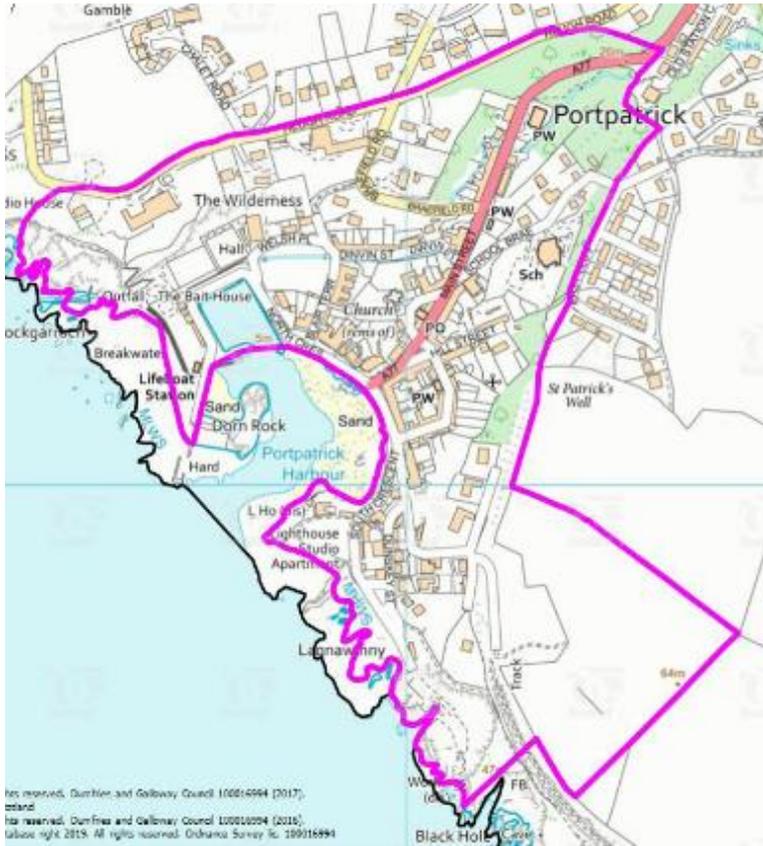
Moniaive



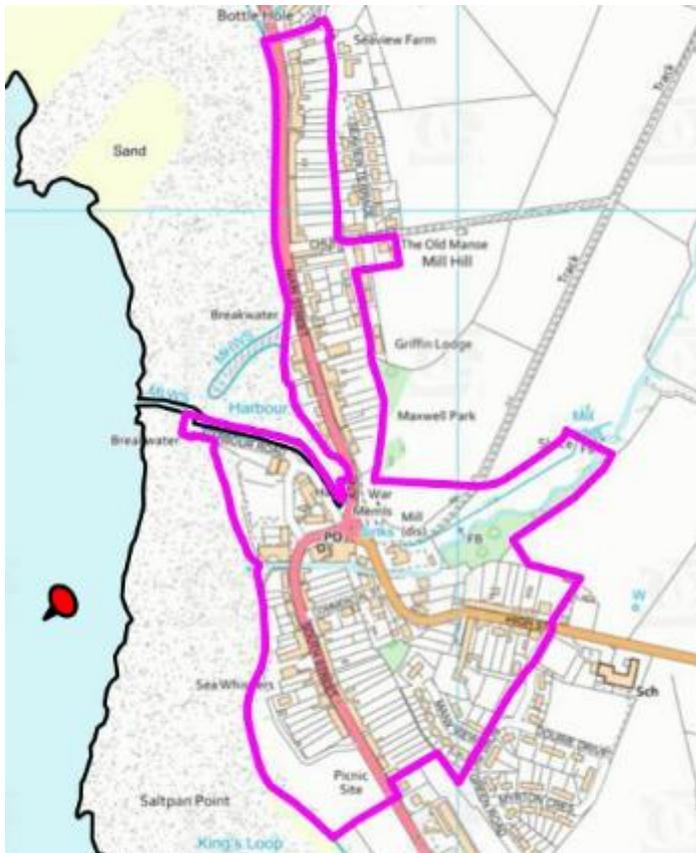
New Abbey



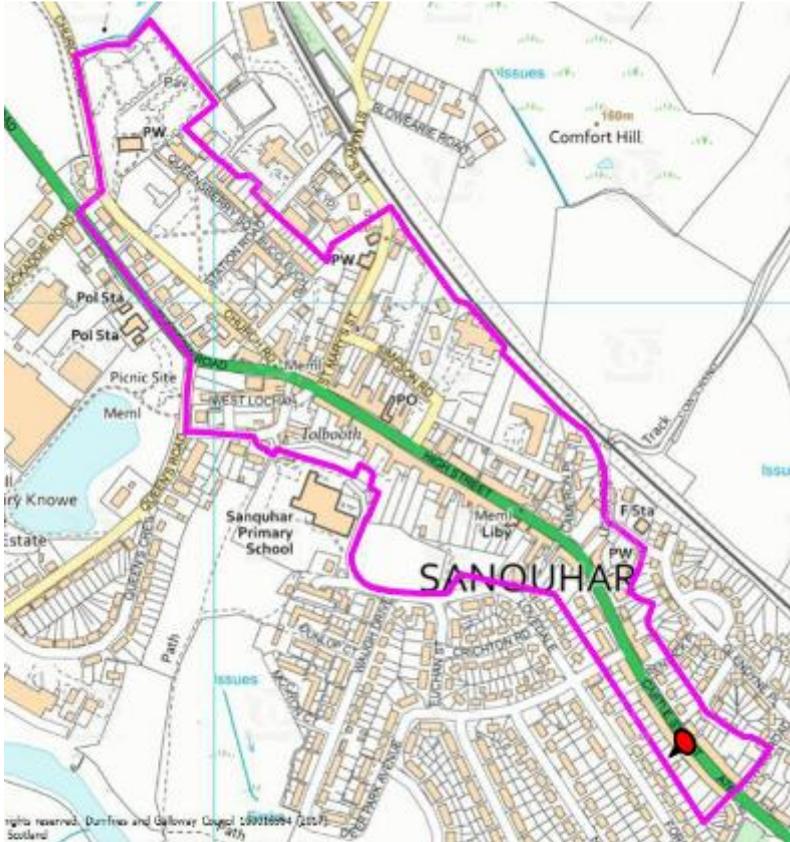
New Galloway



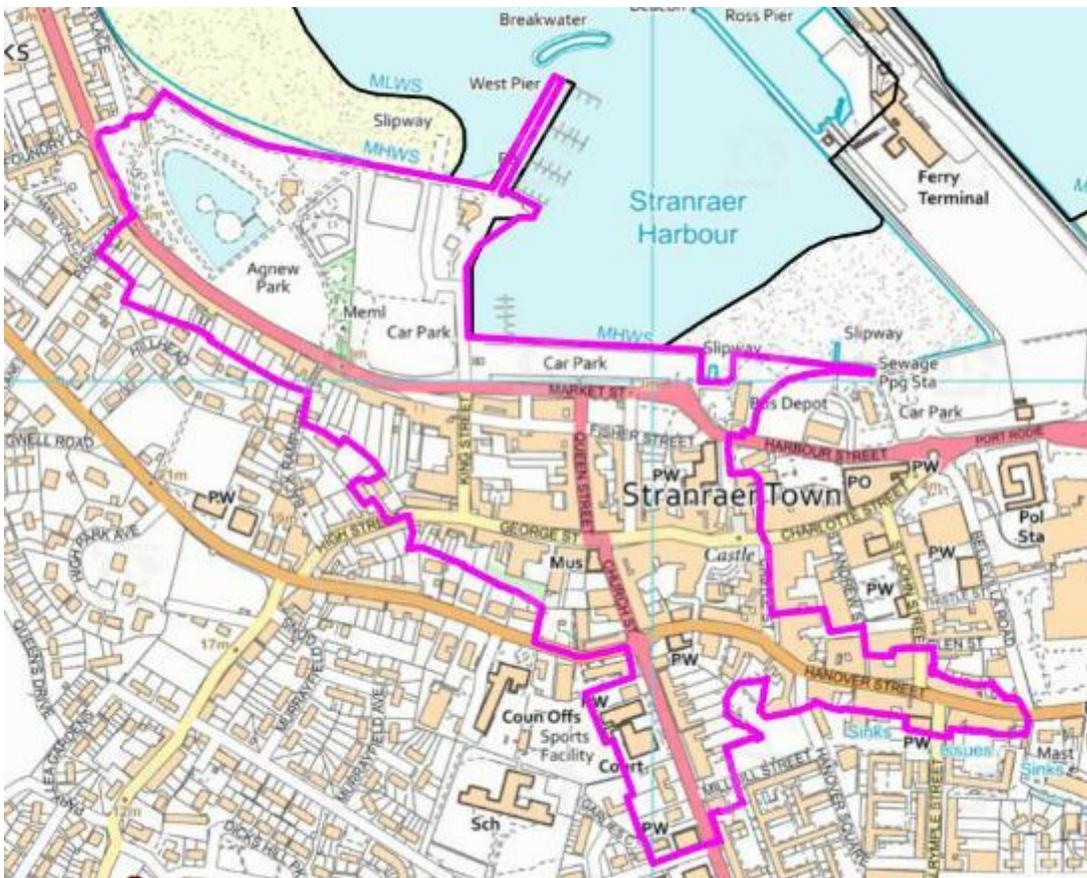
Portpatrick



Port William



Sanquhar



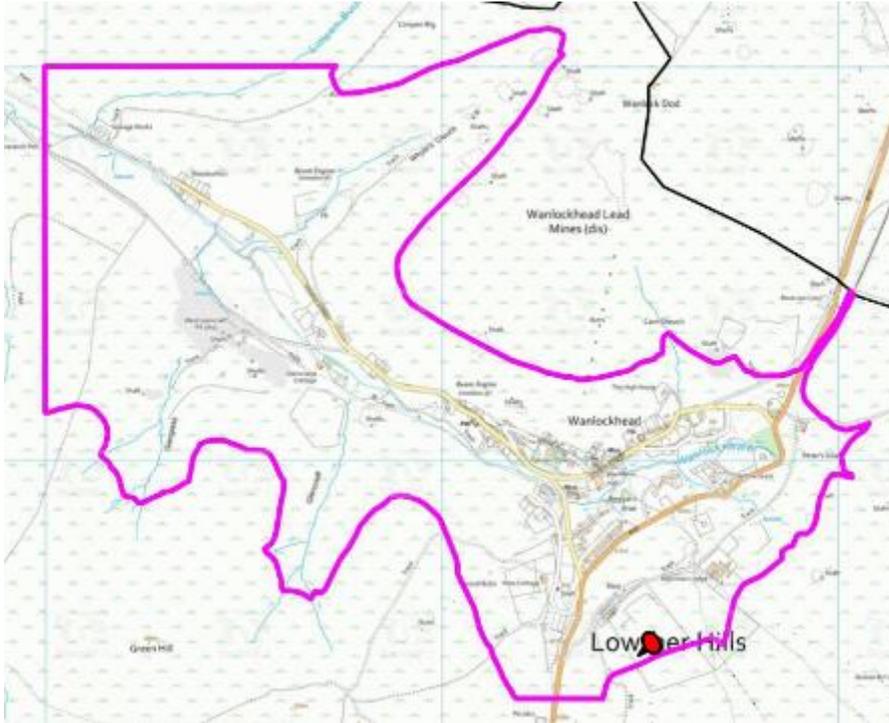
Stranraer



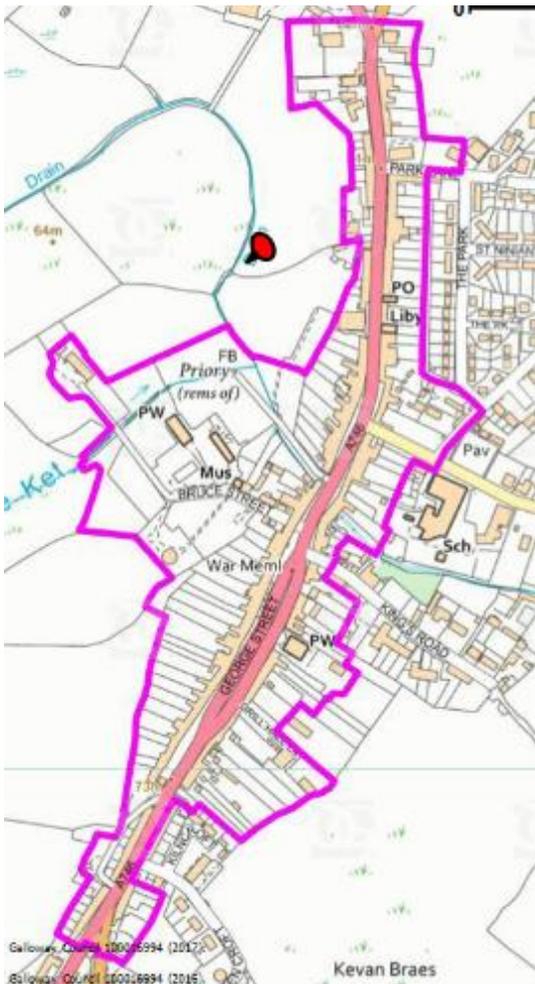
Thornhill



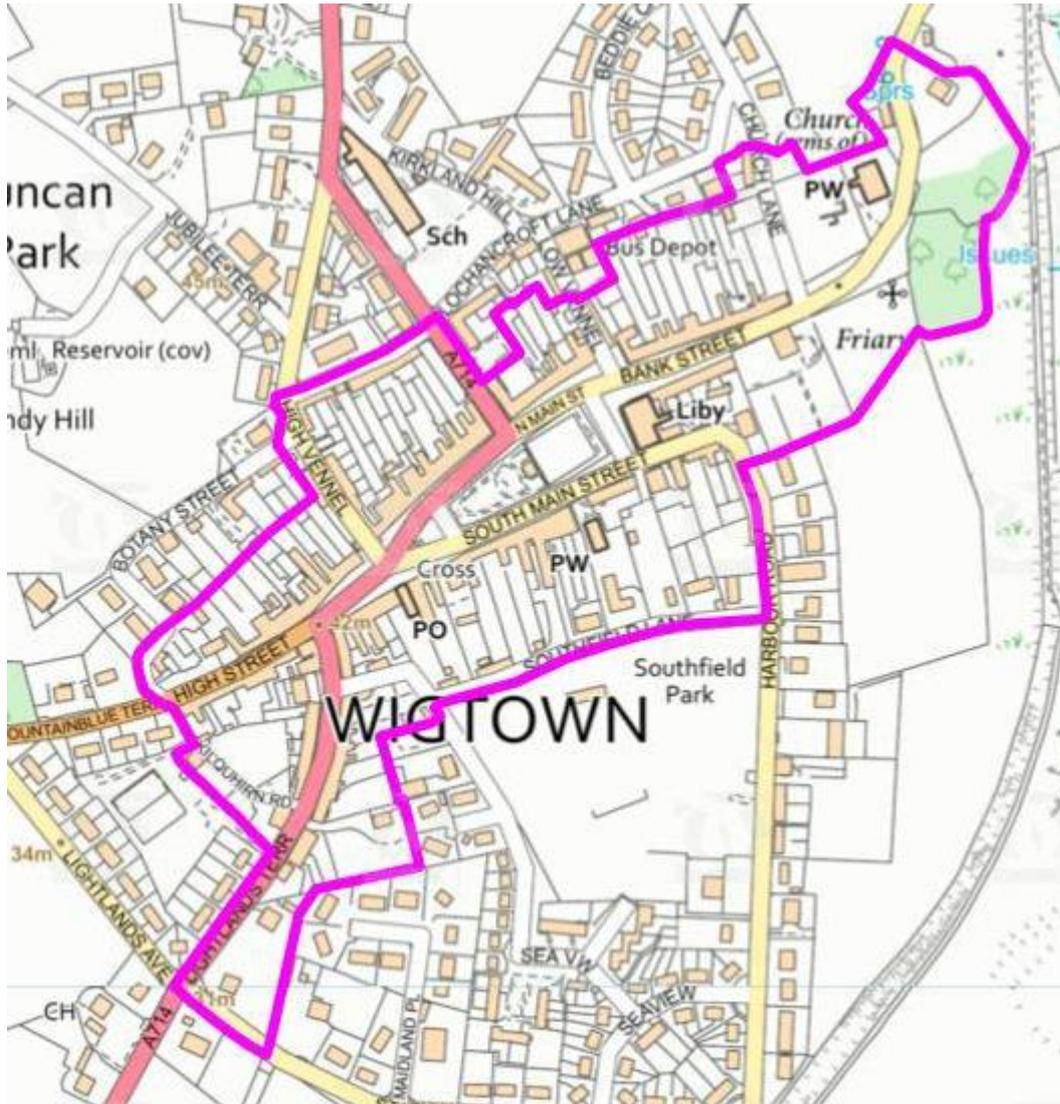
Tynron



Wanlockhead



Whithorn



Wigtown