

Find out more

Information on each of our conservation areas, including recent character appraisals and the Heritage Asset Review (2012), can be found on our website: <http://qoo.gl/NuxjiF>



Epping Forest
District Council

Or contact

Trees and Landscape

Tel: 01992 564 452

E-mail:

contacttrees@eppingforestdc.gov.uk

Conservation

Tel: 01992 564 068

E-mail:

contactLB@eppingforestdc.gov.uk

PROPOSED
CONSERVATION AREA:

ST JOHN'S,
BUCKHURST
HILL

JUNE 2014



Map of proposed conservation area boundary
(not to scale).



1 Why this area?

In response to a Heritage Asset Review of Epping Forest District (2012), in which existing and potential conservation areas were assessed and reviewed, part of Buckhurst Hill is being considered for designation as a new conservation area.

The landscaped area of the Green and pond provide a focal point for the area, and the grade II listed church and its associated churchyard is an attractive element of the local townscape. The streets of Victorian terraced housing provide a good example of buildings of this age, and the growth and development of Buckhurst Hill.

2 How will designation affect me?

Trees

You must give the council six weeks' notice in writing before felling or cutting back any tree. You will be required to specify precisely what works you wish to carry out. You will normally hear from the council within that six week period.

Demolition

You will require planning permission from the council before demolishing any building or structure.

3 Planning permission

In conservation areas some works are subject to additional restrictions and require permission. These include:

- extensions that extend beyond the side wall of a building;
- any two storey extension;
- cladding the exterior of a building with materials such as stone, timber, plastic, or tile;
- the addition of dormer windows;
- the installation of a flue, chimney or soil and vent pipe on the side or front of a building if it faces a road;
- the positioning of satellite dishes on any part of a building that faces a road.

Please note that this list is not exhaustive.

If you are in any doubt about any of these special restrictions, it is always advisable to check with the Epping Forest District Council Planning Department before carrying out any work.

4 What happens next?

The unique character of the area will be assessed and defined through a character appraisal. Once drafted, residents will be invited to share their views on the proposal and only then will the Council make the final decision on the designation of the new conservation area.

We will contact you again to let you know how and when you can give us your views on the proposed conservation area.

5 Financial benefits

People value conservation areas for their distinctiveness, visual appeal and historic character. Research by the London School of Economics and English Heritage has found that this value is reflected in the price of properties in conservation areas. Buildings in conservation areas generally appreciate in price more than properties in other areas, even after adjusting for location and other factors.

