

# FAQs

What is being proposed?

Why is this happening now?

We asked the consultants to consider potential new locally listed buildings which had been put forward by the public since the list was last updated in 2010. Additional buildings were suggested by the consultants following their site visits in Crawley, or by council officers where there was pre-existing expert evidence to suggest that buildings had heritage significance.

## What protection will this give to the areas and buildings in question?

These heritage designations will influence planning decisions. **P** **How does this relate to the Local Plan?"** above for more details regarding the Local Plan Policies.

Conservation area status will have more of an influence than locally listed building status, although locally listed buildings have greater protection where they are within a conservation area.

These designations are not in themselves able to protect areas or buildings from harm that may arise from changes that fall outside planning control. For example, they do not directly require owners to keep their property in a good state of repair, although it is in their interests to do so.

Local Planning Authorities have a duty to prepare and publish a management plan for each conservation area for which they are responsible, in cooperation with residents, property owners and other stakeholders. In this way conservation area designation can provide a focus for additional preservation and enhancement measures.

## How will this affect my property rights and the value of my property?

These designations will give greater weight to the protection of the historic significance of the relevant areas and buildings when planning decisions are made, so they may affect your ability to make changes to your property.

If your property falls within a conservation area, you may find that some changes require planning permission or other consent from the council whereas they did not before (for example works to trees will require prior notification to the council). Also, when you make a planning application, consideration will need to be given to the impact on the conservation area. The fact that your property falls within a conservation area will also be registered as a land charge.

Research by Historic England and The London School of Economics has indicated that properties within conservation areas have higher values and appreciate more over time, because people value these areas for their distinctiveness and character.

For further information see the [Historic England Guidance](#).

If your property is a locally listed building outside a conservation area, there is no automatic restriction on what you can do without planning permission. But when you

apply for planning permission you may find there is a greater need to justify proposals which involve harm to, or loss of, the historical significance of the building.

## What impact will this have on local jobs and businesses?

Because conservation areas restrict certain permitted development rights and require impact on the conservation area to be taken into account when planning proposals are submitted, businesses may find it harder to obtain permission for some changes, or may even find that some proposals are refused because of their heritage impact.

On the other hand, the distinctiveness and character associated with Conservation Area designation, and the environmental improvements it can bring, often make these areas attractive to visitors. Designation can also give greater confidence to businesses and investors that change within the area will be carefully managed to maintain and enhance its environmental quality. Furthermore, Conservation Area designation can help to highlight and celebrate the distinctive identity of an area, helping to single it out from its competitors.

For these reasons, conservation areas exist in many successful high streets, town centres, and shopping areas. Within Crawley, this includes the High Street and Southgate Neighbourhood Centre.

Where a building outside a conservation area is locally listed, similar considerations apply on a smaller scale. There is no automatic loss of permitted development rights, but it is likely to be harder to secure planning permission for changes involving significant harm to or loss of the heritage significance of the building.

## Some of the documents refer to Article 4 Directions. What are these?

The Conservation Area Review document (Appendix D) prepared by our consultants makes a number of suggestions in relation to Article 4 Directions. These are used by councils to reduce the scope of the changes which can take place without requiring planning permission, in order to safeguard the character and amenity of an area.

national legislation, within a given area. They are frequently used in conservation areas in order to safeguard features which are important to the character or appearance of the area, but which can usually be changed without planning permission. This is because although some permitted development rights are restricted automatically within a conservation area, most remain unaltered. Further specific consultation would be undertaken should Article 4s be proposed by the council in any areas.

## Are hard copies available?

Unfortunately because of Covid-19 and the associated requirements around social distancing, this consultation is taking place online only.

How can I respond?

the designation of new conservation areas, and is currently anticipated later in 2021.

**Locally listed buildings:** subject to the outcome of the consultation and consideration of responses, the draft Local Heritage List will be formally adopted by the council as a Supplementary Planning Document. This is currently anticipated to take place later in 2021.