

## GOOLE CIVIC SOCIETY'S GOOD PLANNING GUIDE

*"The choice of building materials and fixtures and fittings should reflect the character and quality of the building in which they are fitted."*

**Windows & Doors** – Sashes and architecturally matching windows and doors should be retained and reinstated where possible. Timber frames should be considered – or metal where appropriate. PVC should not be the automatic choice.

**Signage** – Should match the style and size of the building to which it is being fitted and should have appropriate lighting. Traditional fascia and hanging signs are welcome but internally-lit plastic box signs should be avoided.

**Building Materials** – appropriate bricks and roof materials are welcome to avoid piecemeal works and maintain architectural quality.

**Shop Fronts** – Should reflect the architectural quality of the building and be part of a harmonious streetscape.

**Skylights and Dormers** – Oversized dormers and poor quality materials can spoil a roof line and street scene. Quality of architecture and materials can lead to positive additions.

## CONSERVATION AREA GUIDANCE

**East Riding of Yorkshire Council**

<http://www2.eastriding.gov.uk/environment/planning-and-building-control/planning-in-conservation-areas/conservation-areas>

**Historic England**

<https://historicengland.org.uk/advice/planning/conservation-areas/>

**View full details of Conservation Area online**

Search for Goole on <http://www2.eastriding.gov.uk/environment/planning-and-building-control/planning-in-conservation-areas/conservation-area-appraisals/>

## CONTACTS

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## Help us keep our town distinctive

You are receiving this leaflet from Goole Civic Society because your home or business is in Goole's **Conservation Area**. It contains useful information on what that means to you.

A **Conservation Area** is a 'designated heritage asset' with special planning controls. It is intended to protect areas of architectural quality, historic significance and local character.

In 2011 a **Conservation Area** was designated covering three areas of Goole:

1. **Town Area** – with sub-areas for Aire Street, the Clock Tower and Boothferry Road;
2. **Hook Road**; 3. **South Dock**.

The **Goole Conservation Area** aims to preserve and enhance some of Goole's most historic and significant buildings and streets. It is not intended to stop all demolition or prevent the construction of new buildings but aims to positively manage change and development.



Conservation Areas have existed since 1967 and are currently legislated under the 1990 Planning (Listed Buildings and Conservation Areas) Act.

### What does a Conservation Area do?

A Conservation Area aims to preserve and enhance its character and significance. This is defined in an Appraisal, which also advises on the management of the area and individual buildings of importance. A Conservation Area can be used to protect local heritage and maintain quality of architecture.

### How does it impact me?

Extra planning controls are in place, meaning you may have to apply for permission to undertake particular building works and advertising.

### When do I need planning permission?

Full planning permission may be needed for works including full and partial demolition of buildings and walls, alterations and additions to buildings (such as dormers and extensions), and consent for certain signs and lighting. Consent is also needed for works to trees. It is recommended that you contact East Riding of Yorkshire Council for advice before starting works without planning permission.

### When will planning applications be refused?

Planning applications which do not conform to management guidance, propose the demolition of a building of significance or fail to preserve or enhance the character of a Conservation Area may be refused planning permission.

### What if I do the works anyway?

The council may ask you to apply for retrospective planning permission and/or take enforcement action to remedy works undertaken if planning permission is refused or not applied for. Certain works, including demolitions, can lead to fines and prosecution.

### What are the benefits?

Research by Historic England shows that heritage is of value to the local economy, as conservation led regeneration can lead to an increase in visitors, be attractive for businesses and influence where people want to live.

Conservation Areas also impact positively on property prices. A study based on analysis of more than 1 million property transactions found that homes in Conservation Areas sold for 9% more than average (Research conducted by the London School of Economics, funded by Historic England).

The ultimate aim is to create a better living and working environment and economy for the town.



For full details and maps search for Goole on <http://www2.eastriding.gov.uk/environment/planning-and-building-control/planning-in-conservation-areas/conservation-area-appraisals/>

## Conservation Areas

1. The Town
2. Hook Road
3. South Dock