

Bicester

Bicester Designated: 1969 Reviewed: October 1992 and January 1998

Cherwell District Council has decided that the town of Bicester forms an area of special architectural and historic interest which should be preserved and enhanced. The Council has therefore designated the area bounded by a solid black line on the plan overleaf as a Conservation Area under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The effects of designation are explained briefly below. Any queries should be addressed to the Head of Planning and Development Services, Cherwell District Council, Bodicote House, Bodicote, Banbury Oxon OX15 4AA (Tel: Banbury 01295 252535)

The effects of Designation

1. Cherwell District Council, as the local planning authority, will exercise a particular care to ensure that change, when occurs, will preserve or enhance the character of appearance or the Area.
2. All planning applications for development which would affect the character or appearance of the Area must be advertised in the local press and site notices must be posted so that the maximum opportunity for comment is given to the public before a decision is reached.
3. Cherwell District Council, as the local planning authority, will require planning applications in the Conservation Area to be accompanied by sufficient detail to enable the impact of the proposed development on the character or appearance of the Conservation Area to be assessed. This may include details of scale, massing, design and materials of buildings and their relationship to existing buildings.
4. Conservation Area consent is required from the local planning authority for the demolition or substantial demolition of buildings in excess of 115 cubic meters and enclosures over a certain height within the conservation area. Exceptions to this rule are those laid down in Section 75 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Exceptions mainly relate to small buildings within the curtilage of a dwelling; gates, wall, fences and other enclosures below the specified height; temporary buildings; certain agricultural and industrial buildings; and buildings required to be demolished under the provisions of the Town and Country Planning Act 1990, The Housing Act 1985 or the Pastoral Measure 1983. Roof extensions, including all dormer windows, and external cladding require conservation area consent.
5. Procedures pertaining to listed buildings remain essentially unaltered as listed building consent takes precedence over conservation area consent. Therefore all works of alteration, demolition or extension to a listed building require listed building consent.
6. Scheduled ancient monuments are exempt from conservation area control and scheduled monument consent for proposed works must be sought from the Department for Culture, Media and Sport.
7. It is an offence to cut down, top, lop, uproot or wilfully damage or destroy any tree (not already the subject of a tree preservation order) in a conservation area without giving six weeks' notice to the District Council. This provision does not relate to trees covered by a felling licence, to dead trees, to trees which do not exceed 75 mm (3 inches approx.) in diameter, or to certain other trees, details of which can be obtained from the Council at the address above.



