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Town and Country Planning

Alnwick District Council**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990****CONSERVATION AREA OF GUYZANCE**

NOTICE IS HEREBY GIVEN under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 that on the 11th of September 2007 Alnwick District Council determined that the area described in the Schedule to this notice is an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance and has therefore designated this area as a Conservation Area

The effect of the designation of the Conservation Area may be summarised as follows:

- (a) Where any application for planning permission for development of land in or adjacent to the Conservation Area is made to the Council and the development would, in the opinion of the Council, affect the character or appearance of the Conservation Area, the application will be subject to the special procedure in subsections (2) to (7) of Section 67 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- (b) Anyone wishing to demolish the whole or part of a building or gate, fence, wall or other means of enclosure situated within the Conservation Area must first apply for consent to demolition to the local planning authority. This is not taken to be included in the planning permission for redevelopment of the site unless, in granting the planning permission, the authority states that it includes consent to demolish the building or gate, fence, wall or other means of enclosure. Some buildings may be exempt from this requirement;
- (c) Anyone wishing to cut down, top or lop or uproot a tree situated within the Conservation Area must give six weeks prior notice of his/her intention to the local planning authority;
- (d) The effect of the designation will restrict the Permitted Development rights for properties within the boundary, under Schedule 2 of the Town and Country Planning General Development Order 1995.

Schedule

Starting at Guyzance Hall NGR 421213603667 and heading west along the south side of the Hall driveway and West Lodge to NGR 420744603744. From this point the boundary line heads north along the C100 road and at NGR 420796603856 it heads north west through the woods to NGR 420723603953. Heading north east along the edge of the wood and meeting the C100 road at NGR 420981604204 where it crosses the road and travels north to NGR 42099604249. At this point the boundary turns east and follows the field boundary to the U3088 road and turns south along the east side of the road to NGR 421270604128 where it meets a field boundary and heads east to NGR421611603952. From this point the boundary heads south keeping to the west edge of the woods until NGR 421381603689. Following the track, the boundary travels south to NGR 421288603555 and turns north to follow the edge of the woods turning west at NGR 421291603582 and following the garden and tree boundary to NGR 421213603667.

Plans defining the precise boundary of the Conservation Area, together with the Conservation Area Appraisal, are available for inspection during normal office hours at Alnwick District Council, Allerburn House, Denwick Lane, Alnwick, Northumberland, NE66 1YY. www.alnwick.gov.uk

Paul Gee

Director of Environment & Regeneration

1st November 2007.

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