



What is a Conservation Area?

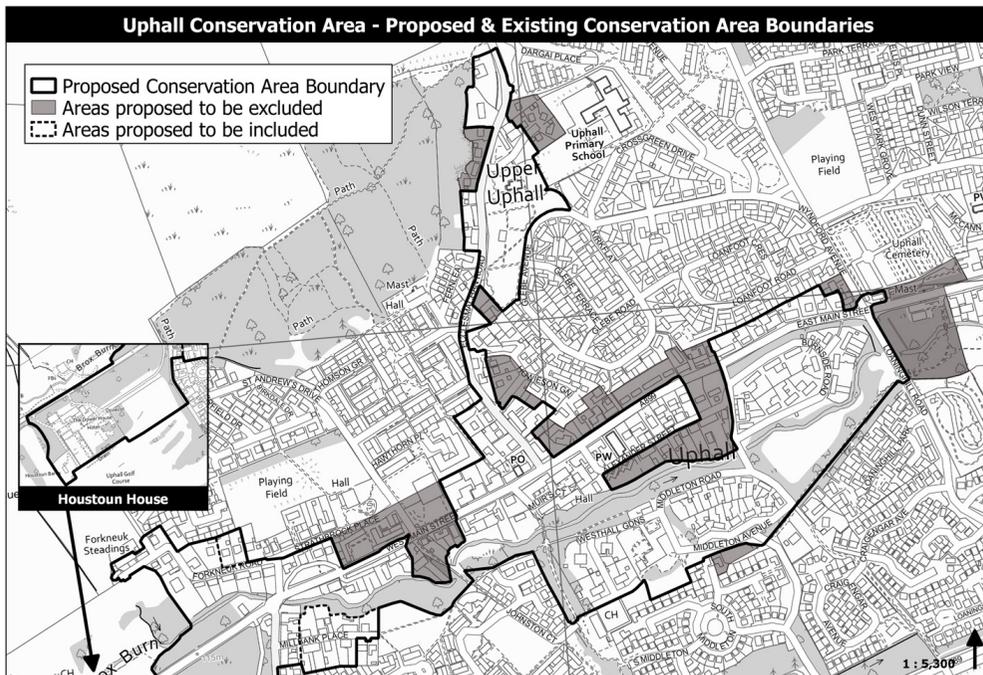
“An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

There are over 600 conservation areas (CA) in Scotland, which are critical to the conservation of our built heritage.

West Lothian currently has nine conservation areas:

Bangour Village Hospital, Broxburn, Kirknewton, Linlithgow Palace & High Street, Livingston Village, Mid Calder, Torphichen, Uphall, Upper Linlithgow & Union Canal.

Uphall Conservation Area Boundary



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Advice for owners in Conservation Areas

The character of conservation areas can be compromised over time by numerous small alterations leading to a loss of historic character.

Understanding the features which make an area characterful, is important to achieving sympathetic maintenance and restoration.

Advice overleaf brings in to focus some features that contribute to the character of conservation areas.

What is permitted within Conservation Areas?

Alterations to the exterior or structure of a building, even non-listed buildings, requires planning permission.



For example: alterations to a roof; erection of a satellite dish (which is visible from the road); replacing windows; stone cleaning; painting the exterior of a building; installing a dormer window; and illuminated signage - all require planning permission.

To carry out total, or substantial, demolition of an unlisted building; conservation area consent is needed. This application is available from: <https://www.westlothian.gov.uk/article/2812/Conservation-areasListedBuildingConsent>

Doors

Where original doors are still in place it is important to retain them. Traditional front doors are normally solid timber, either:

- Victorian four panelled;
- Georgian six panelled;
- or lined and braced timber doors.

Traditional doors often incorporate fanlights, which should be retained.

Windows

Windows are an important design feature. Advice on windows in CAs is summed up by two Rs: **Repair** or **Replace**.

Repair: original timber windows are assets which can be repaired: jammed sash windows can be freed, cords replaced and draught-proofing added.

Replace: if repair is not possible, it is vital to replace like for like. uPVC is not acceptable in CAs. Where an original window has been replaced with non-traditional materials, substitution, with a traditionally designed and proportioned unit, is the desired outcome.

Colour Pallet

In CAs planning permission is required to paint shop fronts. Where the upper stories are painted, the shop frontage colour should match. To guide a table of suggested colours is set out below, this is not an exhaustive list but an indication of the types of colours considered appropriate.

02 C 39	02 C 40	04 C 39	04 D 45
08 B 29	08 B 39	10 C 39	12 B 21
12 B 25	12 B 29	12 C 39	14 C 39
14 C 40	18 B 25	18 C 35	18 C 39
18 D 43	18 E 53	20 C 40	20 D 45

Signage

Where a fascia board is not present, the presumption is in favour of displaying a company name by individual letters painted or fixed directly to the face of the building.

Shop front cornices should be preserved or reinstated. Fascia width should be restricted within the pilasters and corbels, or line up with the window frame below where corbels are not present.

Illuminated signs in CAs are permitted only in a limited set of circumstances.

Please refer to the diagram below for advice on some elements of traditional shopfronts:



- 1 Projecting Sign: 400 x 500 x 50mm, metal bracket and suspension rod. Traditional symbols e.g. chemist pestle and mortar are supported.
- 2 Individual Letters: metal or wood fixed directly to building face. Light coloured letters on dark background preferable.
- 3 Original stone frontage should not be painted.
- 4 Fascia board is in line with the window.
- 5 Decorative corbel bracket retained.
- 6 Fascia board is max 450mm in height and under 20% of the total shopfront.
- 7 Cornice retained.

For more details: *Supplementary Planning Guidance: Shopfronts and advertisements in Linlithgow Palace and High Street, Mid Calder and Torphichen conservation areas*

Tree Felling and Lopping in a Conservation Area

To obtain permission to lop or fell trees a 'tree works' form needs to be submitted to West Lothian Council, six weeks prior to the work commencing. This is available from: <http://www.westlothian.gov.uk/article/3087/Tree-Works>

Trees under 75mm in diameter, or 100mm in woodland, are exempt.

Felling or lopping protected trees without permission can result in prosecution and a fine of £20,000 (as of 2017).



Further Advice

If you are unsure what permission you require or you would like advice on maintaining built heritage, please, contact West Lothian Council at:

Development Management

Civic Centre

Howden South Road

Livingston

EH54 6FF

Email: Planning@westlothian.gov.uk

Phone: 01506 280000



Uphall Conservation Area

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