

# DID YOU KNOW YOU LIVE IN THE RAMSGATE CONSERVATION AREA?

LOCAL PLANNING AUTHORITIES DESIGNATE  
CONSERVATION AREAS TO RECOGNISE, PROTECT  
AND CELEBRATE AREAS OF SPECIAL CHARACTER.



THE RAMSGATE SOCIETY



# WHAT'S SO SPECIAL ABOUT RAMSGATE CONSERVATION AREA?

The Ramsgate Conservation Area is designated by Thanet District Council because there is a valued distinctive character which the Council considers deserves special protection. Key elements of a Conservation Area include the architectural design or historic interest of buildings, the materials, colour and texture; the contribution of green and open spaces; street patterns and spaces between buildings and views in and out of the area.

The first Ramsgate Conservation Area was designated in 1970 so 2020 will be its 50th Anniversary.

Because of the importance of its built heritage Ramsgate was designated a Heritage Action Zone (HAZ) in 2017 in the

first round of HAZ allocations. There are now 20 across England.

The aim of the Heritage Action Zone programme is to use the outstanding heritage and architecture to strengthen the economy and to make Ramsgate a better place to live, work and visit.

The HAZ programme is based on a number of projects aimed at increasing our understanding of and engagement with Ramsgate heritage, promoting regeneration and developing heritage skills and standards. To understand more about the work of the HAZ see the latest news pages at:

[bit.ly/RamsgateHeritageActionZone](http://bit.ly/RamsgateHeritageActionZone)

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## THINGS TO CONSIDER WHEN YOU LIVE IN A CONSERVATION AREA

You will probably have your own reasons for choosing to live here and what you like about the place but it is worth knowing that the Ramsgate Conservation Area is the largest conservation area in Thanet. It is on the National Register of Conservation Areas maintained by Historic England and is protected by planning law. This is significant and makes it important that we look after it for future generations to enjoy.

To care for special places, local planners have

a number of additional duties, controls and powers in conservation areas:

### **Special attention in planning decisions:**

Local planning authorities must pay special attention to "the desirability of preserving or enhancing the character or appearance of the area" when making decisions about planning applications in the Conservation Area. National policy also states they should give 'great weight' to protecting the special character of the area.



Photography ©Historic England, Chris Redgrave

**Control of demolition:** Planning permission is required before demolition of most building types, including boundary walls above certain heights (0.8 metres on a boundary fronting a highway, or 1.8 metres otherwise). If you don't secure planning permission before demolishing a building it can result in a fine, as well as a requirement to rebuild exactly what was demolished.

**Notice of works to trees:** You should notify the local planning authority in writing if you intend to undertake works to trees (including lopping, topping, felling and works to roots) six weeks before starting. This ensures the local planning authority can provide advice on how to conserve the contribution of trees to the area's character and whether trees should receive any protection either before or after those works take place.

**Permitted development rights:** The government gives homeowners permission to make some changes to their property that would otherwise need planning permission. Fewer of these changes are automatically permitted in conservation areas so that consideration can be given to the effects on the area's character and architectural interest. In particular permissions are limited in relation to:

- the scale and position of extensions,
- installation of satellite dishes facing the road
- additions to roofs (such as dormer windows); and
- additions of cladding.

Though Permitted Development Rights are limited in Conservation Areas you can still apply to the local planning authority for permission to make these sorts of changes but you cannot carry out the work until permission has been granted.

**Proposals to preserve or enhance:** Conservation Areas aren't only about control. Planning authorities have a legal duty to develop and consult on proposals to both preserve AND enhance these areas. This means making things happen that improve the area's character or appearance.

### **LIVING IN A CONSERVATION AREA CAN ADD VALUE TO YOUR HOME**

Conservation Areas protect places with a character, history and architectural quality that we value. As a result they tend to contain houses and other buildings that have a higher value than in surrounding areas. The careful management of these areas protects this value making them an attractive longer term investment.

### **YOU CAN HELP PROTECT THE RAMSGATE CONSERVATION AREA**

Over three quarters of respondents to a recent YouGov survey said they support the use of Conservation Areas to protect the character and appearance of historic areas. This figure was even higher among people who live in conservation areas. The survey also revealed that few people were confident they knew what controls conservation areas introduced.





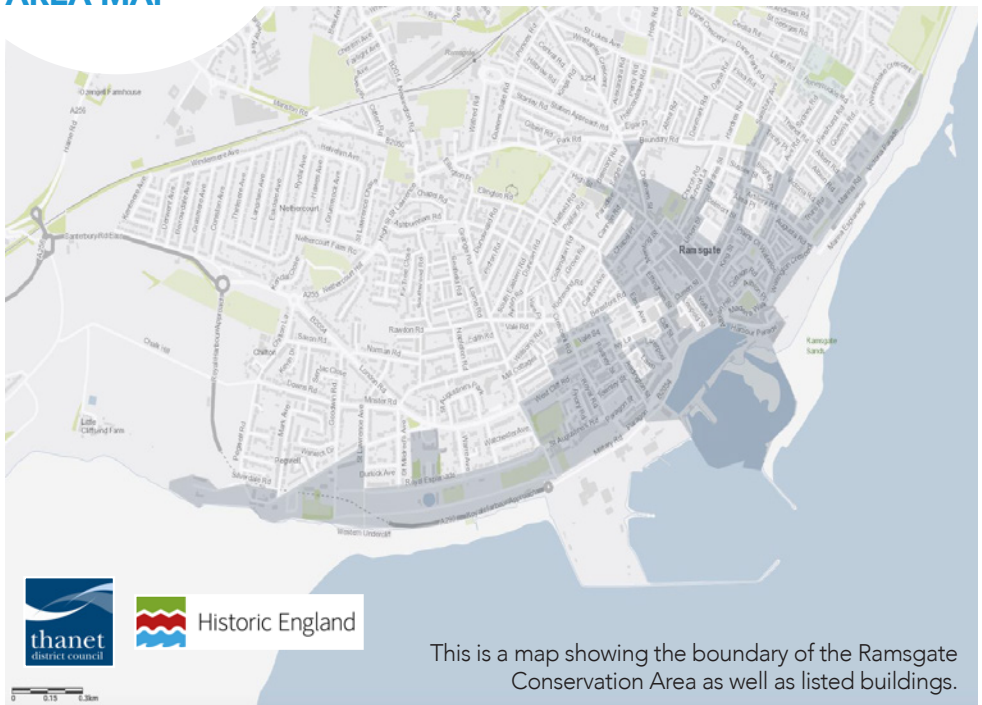
**FIND OUT ABOUT THE HISTORY OF YOUR PROPERTY:** The more you know about your property's history, the more you can preserve its contribution to the area's character and sense of place. There are lots of sources that can help like the local history section in your library or the local records office. This site offers advice and links [www.historicengland.org.uk/advice/your-home/your-homes-history](http://www.historicengland.org.uk/advice/your-home/your-homes-history)

**CARE FOR YOUR PROPERTY BY FOLLOWING A SEASONAL MAINTENANCE CHECKLIST:** There are lots of little jobs that you can do throughout the year to keep your property in good condition. Cleaning fallen leaves from gutters, removing any self-seeded weeds from hoppers or masonry and topping up the paint on timber doors and window frames are small jobs that can prevent damage and save you money in the long term.

**JOIN YOUR CIVIC SOCIETY:** The Ramsgate Society is passionate about protecting Ramsgate's historic heritage and making it an even better place to live and work. We organise events to learn more about the area and the ways we can support its positive management. For more information visit our website [www.ramsgate-society.org.uk](http://www.ramsgate-society.org.uk)

**USEFUL CONTACTS:**  
Thanet District Council Planning Department [www.thanet.gov.uk/planning](http://www.thanet.gov.uk/planning)  
Historic England [www.historicengland.org.uk/conservation-areas](http://www.historicengland.org.uk/conservation-areas)  
Ramsgate Heritage Action Zone [bit.ly/RamsgateHeritageActionZone](http://bit.ly/RamsgateHeritageActionZone)  
The Ramsgate Society [www.ramsgate-society.org.uk](http://www.ramsgate-society.org.uk)

## RAMSGATE CONSERVATION AREA MAP



This is a map showing the boundary of the Ramsgate Conservation Area as well as listed buildings.