

# LIMPSFIELD VILLAGE CONSERVATION AREA

*A practical reference guide for owners and occupiers living and operating within the Conservation Area*



## TABLE OF CONTENTS

1. Introduction	
◦ <i>Section 1</i>	Page 2
2. Conservation Areas in General	Page 3
3. Limpsfield Village Conservation Area	Page 5
4. General guidelines for living within the Limpsfield Village Conservation Area	Page 7
◦ <i>Section 2</i>	
5. Useful Contacts	Page 8
6. Statutory Planning Requirements	Page 9
7. Appendix - Extracts from LVCAAMP	Page 11

# 1. Introduction



Limpsfield is one of the most historic villages in Surrey, parts of which go back to the 12th century when the Manor of Limpsfield was owned by Battle Abbey. During the 15th and 16th centuries, the village became prosperous following the Black Death, which led to the construction of many notable medieval hall houses. Today, the Conservation Area has a characterful mix of buildings of all ages, evident in the use of different architectural forms, styles and materials.

The purpose of this pamphlet is to provide you with a handy reference guide, offering details of the practical implications of living in, owning or leasing a property or trees within the Limpsfield Village Conservation Area. It seeks to advise residents and businesses about both the legal planning regulations applicable to Conservation Areas in general and, specifically, to our Conservation Area and also their general responsibilities for maintaining the area.

Whilst providing a detailed overview and addressing many of the frequently asked questions, it is not an exhaustive guide. When planning any changes to your property therefore, if you are in any doubt about whether any of the works require planning permission due to Limpsfield Village's Conservation Area status, you should contact Tandridge District Council's Planning Department. Even relatively minor jobs, like painting doors and cladding, for example, may require planning permission.

Owners of listed buildings (and locally listed buildings) in particular are urged to contact the District Council prior to undertaking any work to their property.

## 2. Conservation Areas in General



The concept of Conservation Areas was first introduced in the UK in 1967 and there are now over 10,000 such designated areas in England, covering approx. 2.5% of the country. They are found across a wide range of urban and rural locations and are of varying size and character. Each is deemed to be an area of special interest, the character of which is considered to be worth maintaining for future generations.

The legal definition, as stated in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act of 1990 is an *'area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.'*

This definition incorporates not only the buildings within the designated area, but also all other features within it, such as street patterns, pavements, lighting, gardens, trees, walls, hedgerows etc.

Conservation Area status provides added protection from poor quality or inappropriate developments. It enables a greater degree of control to be exercised over new buildings and extensions and the demolition or removal of other aspects. It also provides an opportunity for the enhancement of the area through positive schemes to improve certain features.



Each Local Authority assumes responsibility for identifying and assessing areas which are considered to fall within the above definition and to designate such areas accordingly. These decisions are however made only after extensive research and consultation with those people actually living and owning properties in the area. There are no set criteria for determining such status, which will vary from area to area.

Once designated as a Conservation Area, it becomes the duty of the Local Council(s), in our case, Tandridge District Council and Limpsfield Parish Council, to preserve and enhance the special character and appearance of the area.

The UK Government's National Planning Policy sets out a legal framework for planning and decision making to ensure that a Conservation Area's assets are preserved and, where appropriate, enhanced. Legislation is generally considered to be the strongest method in the planning system to achieve this.

As a result, additional and stricter constraints and controls have been introduced for Conservation Areas which restrict certain developments that can normally be done elsewhere without planning permission.

All requests for alterations or extensions should respect not only the historical and distinct qualities of the original asset but also the character of the adjoining buildings and the wider area. Planning applications should contain statements setting out how the proposed development would help preserve or enhance the community. Applications are considered in conjunction with the District Council's conservation policies and may be rejected on conservation grounds alone.

It should be stressed however that, whilst incurring additional constraints, conservation policies are not necessarily about preventing change, which often becomes inevitable over time, but rather about actively managing it in order to preserve the local character. The management of a Conservation Area therefore requires a high degree of flexibility and a thoughtful and sympathetic approach.

Furthermore, preservation and enhancement are just one of the considerations in the planning process. When permission is sought, it is not just a question of refusing all development requests, but more about how the proposed development can be best achieved to the satisfaction of all parties.

Additionally, individual residents, businesses and the local community as a whole can also play a very important role in maintaining the Conservation Area's overall character.

### 3. Limpsfield Village Conservation Area



Limpsfield Village Conservation Area, as detailed in the adjacent plan, was originally designated in 1973 in recognition of its architecturally and historically significant buildings, which include 34 listed buildings ranging from the 12th to the 20th centuries, and for its paving, street furniture, trees and boundary walls.

In September 2020, Limpsfield Parish Council started the process of undertaking a Conservation Area Appraisal and Management Plan (CAAMP) on behalf of Tandridge District Council and in collaboration with Surrey County Council's Historic Buildings Officer.



After two years of work, and with minor boundary reviews, the Limpsfield Village Conservation Area Appraisal and Management Plan (LVCAAMP) was formally adopted by Tandridge District Council on 23rd June 2022.

The LVCAAMP is now included as a **Supplementary Planning Document** and should be referenced in all planning applications.

The LVCAAMP has enabled the Parish Council to move forward with the creation and implementation of a management plan for the preservation and enhancement of the village centre. This includes the production of this pamphlet, plans for repairing, renovating and reinstating the historic paving along the High Street, the replacement of out of character street furniture (e.g. street lights and bins) with appropriate heritage furniture and a further review of the traffic and parking issues along the High Street.

The Plan can be downloaded from the Parish Council's website, [www.limpsfield.org](http://www.limpsfield.org) or from Tandridge District Council's website, [www.tandridge.gov.uk/limpsfield](http://www.tandridge.gov.uk/limpsfield).

Limpsfield Village Conservation Area Appraisal and Management Plan  
Supplementary Planning Document

Adopted by Tandridge District Council June 2022



**Tandridge**  
District Council





## 4. General guidelines for living and working within the Limpsfield Village Conservation Area



Everyone living and working in the Area enjoys its special status and therefore we all have a duty to help preserve the character and beauty of this unique location. Below are some guidelines as to how this can be achieved.

### Keeping up appearances!

- Keep your driveways, hedges, front gardens and pavement areas weeded and tidy.
- Keep all road-facing fencing and gates etc in tidy and working order.
- Limpsfield in Bloom (Britain in Bloom is a national competition run annually by the Royal Horticultural Society, and currently Limpsfield's entry is organised by a group of volunteers). LIB judging is usually in early July. Support for the entry is to be encouraged.
- For properties with ironstone or heritage pathways, walls or boundary treatments, please consult with the Parish Council or Surrey County Council's Historic Buildings Officer before planning any replacements.
- Details of boundary treatments such as walls and hedges are just as important as buildings to the area's overall character.

### Parking

- There is limited parking availability in the Village, so we ask all residents to be mindful of this and help alleviate congestion wherever possible.
- Residents are urged to use their off-street parking, if available, to free up on-street parking for visitors and residents who do not have off-street parking.
- Please encourage your visitors whenever possible to park outside of the village centre or in your own off-street parking area and to abide by all road marked parking restrictions.
- For businesses, if you are in your premises all day, please consider parking outside the core village area (by St Peter's Church for example) to leave the limited parking spaces within the village centre for visitors and customers.



## General Maintenance & Community Spirit

- Carrying out regular, routine maintenance is essential in keeping the conservation area in good repair.
- Please report any defects in ironstone pavements, cobbles or kerbstones in the first instance to the Limpfield Parish Council if possible. We can then try to ensure that any pavement and kerbstones are sympathetically repaired or replaced with the correct materials.
- Help to keep the Village looking well cared for by cleaning any signage.

In summary, living in a Conservation Area is a unique experience and a privilege and you should be very proud of your home, your surroundings and their important heritage.

Whilst living in a Conservation Area may involve more effort, paper work and higher costs for certain works, you will gain a huge amount of enjoyment from it, and have the added assurance that your immediate neighbourhood is attractive and well cared for, and will remain so for the foreseeable future.

## 5. Useful Contacts

- For all general enquiries about the Limpfield Village Conservation Area and Limpfield in general, please contact The Clerk, Limpfield Parish Council, by email: [clerk@limpsfield.org](mailto:clerk@limpsfield.org) or by post to: The Pound, Wolf's Row, Limpfield, Surrey RH8 0EB
- View our website, [www.limpsfield.org](http://www.limpsfield.org), where you will also find downloadable copies of both our Limpfield Neighbourhood Plan and the adopted Conservation Area Appraisal & Management Plan, which includes lists of Listed Buildings. Consult [Tandridge DC website](#) for current Local Listings.
- For all planning enquiries, please contact Tandridge District Council. Email: [planningapplications@tandridge.gov.uk](mailto:planningapplications@tandridge.gov.uk) , tel: 01883 722000
- Report an issue to Tandridge District Council:  
<https://www.tandridge.gov.uk/Report>
- Report pavement, kerb or road defects to Surrey County Council:  
<https://www.surreycc.gov.uk/do-it-online/report-it-online>



## 6. Statutory Planning Requirements for all Conservation Areas



The following planning regulations can be found on Tandridge District Council's website, are legally binding, have been adopted and apply to all conservation areas within the District:

### Demolition

- The demolition or renovation of a building (in whole or substantially) requires planning permission. This will also include the removal of certain gates, fences, walls and other means of enclosure.
- If the building is listed you will also need Listed Building consent. In general, the loss of buildings that make a positive contribution to the character of the area will be resisted. Similarly, any buildings to be demolished are unlikely to be replaced by larger ones.

### Minor Developments

- In conservation areas, there are more controls over work that would otherwise be classed as permitted development and hence not requiring planning permission. For example, permission will be required to install roof dormer windows, or certain types of cladding and sometimes permission may be needed for satellite dishes. There are also different requirements for the erection of outbuildings.

### Trees

All trees within the Conservation Area are protected by TCAs (Tree in Conservation Area) and, additionally, in some cases by TPO's (Tree Preservation Order). As such, if you are proposing to cut down, top, lop or up-root a tree, you must apply to the District Council for their permission to do so by giving them six weeks' notice. Such a request is currently free of charge. During this period, the District Council will assess the contribution the tree makes to the character of the area and decide whether to place a preservation order on it. If you do not comply with this requirement, you can be fined up to £20,000. This procedure does not however apply to trees below a certain size, or trees which are deemed to be dangerous.

## Design of New Developments

The District Council will pay particular attention to the design of any new developments. Whilst exact replication of traditional styles may no longer be appropriate (or possible), a design which is sympathetic to the character of the area will be required. In determining planning applications, the Council will assess whether the proposal would preserve or enhance the character of the area.

High quality design and materials will be expected for new developments and the materials to be used should reflect those found locally; hard surfaces and landscaping should respect and integrate with the local scene.

## Signage

For businesses operating within the Conservation Area, advertising and shop signs should be in harmony with the area. Please consult Tandridge District Council about any new signage you may wish to use, either temporary or permanent.

## General Advice

Tandridge District Council should be approached at an early stage when any changes are being considered, preferably initially by way of informal discussions before any actual applications are submitted. Specialist advice, and in some cases actual funding assistance, may be made available.



Please refer to both the LVCAAMP and the Limpsfield Neighbourhood Plan if you are considering any changes to your property.

These contain an assessment of what is special about the area which may be helpful when you are considering any changes.

Specifically, Sections 10 and 11 of the LVCAAMP (which are copied in the Appendices below) provide further details of Existing Control Measures and give Policy Guidance on Conservation and Repair.

Don't forget to check if your property is listed, either locally or nationally. Listings can be found on Tandridge District Council's website and English Heritage.



# Appendix 1 - Extracts from the LVCAAMP

Following for your convenience are useful extracts from Sections 10 & 11 of the LVCAAMP which outline the regulations and guidance for building, renovations and repairs in the Limpsfield Village Conservation Area.

## 10. Existing Control Measures

10.1 Conservation Area designation means that **some permitted development rights are removed for properties** in the Limpsfield Village Conservation Area. These rights are largely set out under The Town and Country Planning (General Permitted Development) (England) Order 2015.

The Order identifies that **the following permitted development rights in a Conservation Area are removed and require planning permission:**

- The cladding of any part of the exterior of a house.
- Extensions to the side of a house and any extension of more than one storey.
- An extension beyond the rear wall of the original dwelling house by more than 4 metres in the case of a detached dwelling house, or 3 metres in the case of any other dwelling house.
- The enlargement of a dwelling house consisting of an addition or alteration to its roof, including adding new dormer windows.
- The construction of an outbuilding situated between the side elevation of a dwelling house and its property boundary.
- The installation or replacement of a chimney, flue or soil and vent pipe on a dwelling house which either fronts the highway or forms part of the principal or side elevation of a dwelling house.
- The installation or replacement of a microwave antenna on a dwelling house which is on a chimney, wall or roof slope which faces onto, and is visible from, a highway.
- Total or substantial demolition of an unlisted building or structure within a Conservation Area including boundary walls on the highway over 1m and buildings with a volume over 115 cubic metres.
- Certain types of change of use including from shops (A1) or financial or professional services (A2) to a dwelling house (C3).
- The installation of surface mounted solar panels on a wall which fronts a highway.
- Putting up advertisements or commercial signage.
- Works to trees which have a diameter greater than 75mm at 1.5m from soil level.

10.2 It is a requirement that Tandridge District Council Officers take account of these removed permitted development rights when determining if works require planning permission. The above is not an exhaustive list of all permitted development rights removed as this is periodically reviewed by the national government.



## 10. Existing Control Measures *ctd.*

10.3 In addition to this, works to listed buildings require Listed Building Consent where this would affect its character as a building of special architectural or historic interest. Advice on listed buildings in Tandridge District can be sought from the Historic Environment Planning Team at Surrey County Council.

10.4 Part of Limpsfield Village Conservation Area is located within an Area of High Archaeological Potential (AHAP). In line with the Tandridge Development Plan, development within an AHAP requires a desk-based assessment.

10.5 Should the possibility of archaeological remains be identified archaeological investigation may be required. Advice on proposals can be sought from the Historic Environment Planning Team at Surrey County Council. A map of the AHAP is included in Appendix 1 of the LVCAAMP.

## 11. Policy Guidance on Conservation and Repair

### 11.1 Introduction

- 11.1.1 This guidance on conservation and repair within Limpsfield Village has been put together to inform residents, developers and decision makers how to preserve and enhance the Conservation Area through good design, appropriate choice of materials and the retention of historic features.
- 11.1.2 It is recognised that each property in the Conservation Area is different and as a result the below guidance is not prescriptive. However, consideration may be given to the below when determining the impact of a planning application on the special interest of the Conservation Area in line with both local and national policy.
- 11.1.3 The omission of a feature or element in the below guidance does not indicate it is not worthy of preservation or enhancement.

### 11.2 Boundary Walls

- 11.2.1 Local stone boundary walls make a significant contribution to the distinctive character of Limpsfield Village Conservation Area and reinforce the vernacular nature of many of its buildings. There should be a presumption in favour of retaining historic walls.
- 11.2.2 New boundary walls should be constructed in traditional materials and reflect the design, height and positioning of other walls within the Conservation Area and the immediate context of the site. In most cases the introduction of metal railings or vehicular gates will be inappropriate as they are not in keeping with the local vernacular style.



## *11. Policy Guidance on Conservation and Repair etc.*

### **11.3 Hard Surfaces**

- 11.3.1 As noted throughout the Appraisal, ironstone paving is a rare and important survival in Limsfield Village Conservation Area.
- Traditionally this was laid in just sharp sand with no cement. Ironstone paving should not be repointed in mortar or cement.
- 11.3.2 Existing ironstone and brick paving should be retained within the Conservation Area and measures put in place to protect it through the development management process. Advice on reinstatement or repairs should be sought from the Historic Environment Planning Team where resources allow.
- 11.3.3 Historic kerbstones should be retained where possible and consideration given to historic precedent when replacing stones. The replacement of sandstone kerbs with cement or granite should not be supported.

### **11.4 Windows, Doors and Porches**

- 11.4.1 Inappropriate windows, doors and porches have the potential to cause harm to the character and appearance of the Conservation Area. In the first instance, consideration should always be given to retaining historic features by investigation into other methods to improve energy efficiency such as insulation, secondary glazing or thick curtains. Most windows or doors within Limsfield Village are likely to be historic and should be capable of repair.
- 11.4.2 Should windows or doors need replacing these should be of a high-quality design appropriate to the host building and replicate historic features. Where possible, efforts should be made not only to preserve the appearance of the building but also enhance it. Bulky, glossy, differently coloured or larger window units are likely to be considered inappropriate if they are not already on the building.
- 11.4.3 Consideration should be given to the opening mechanism to ensure this matches the existing window. The installation of top hung or fan light windows on the highway will be considered unacceptable. The use of traditional materials such as timber (or treated wood like accoya) are more likely to gain support.
- 11.4.4 It should be noted that permitted development rights only support the replacement of windows on unlisted buildings if they are of a similar appearance to existing windows.
- 11.4.5 New buildings should demonstrate high quality design which reflects the character and appearance of the Conservation Area. Design influence should be drawn from buildings in the immediate context and careful thought given to materials and appearance. Just because a building is a new structure does not mean that inappropriate windows or doors should be permitted.



## *11. Policy Guidance on Conservation and Repair etc.*

### **11.5 New Buildings and Extensions**

- 11.5.1 Limpsfield Village has a wealth of vernacular buildings which reveal its historic and architectural interest. New buildings and extensions should draw inspiration not only from the materials used but also the scale, siting and overall form of buildings in their immediate context. Proposals which erode the character and appearance of Limpsfield Village will not be supported.
- 11.5.2 The layout of a site should be given careful consideration to ensure it reflects the development of a surrounding area. Some elements of Limpsfield Village consist of dwellings on narrow plots set hard against the highway, while others are set back in more spacious plots. This requires careful thought and attention when developing proposals. Schemes which harm the character and appearance of historic plots are unlikely to be considered acceptable.
- 11.5.3 The scale of new buildings will need to respect the contours of the land and the gradual change in height from one building to another. Buildings should avoid challenging the dominance of prominent buildings in Limpsfield Village such as the Manor House and The Bull Inn. Excessively tall buildings will not be considered acceptable.
- 11.5.4 Roofs on new buildings and extensions should reflect the traditional roof forms, pitches and details within the Conservation Area. Dormer windows should be of an appropriate scale to allow the roof pitch to be appreciated. These should be set down from the ridge line and eaves of the roof and match the format of the existing windows. Flat roofs should be avoided and will not normally be supported where planning permission is required.
- 11.5.5 Roof coverings on new buildings should reflect their immediate context. Predominantly these should be of orange clay tiles with an uneven appearance. Inappropriate machine-made roof tiles of a dark colour will be unlikely to be considered acceptable on historic vernacular buildings. Thatch may be considered for farmstead style buildings such as weather-boarded barns but is not appropriate for buildings designed to appear as dwellings.
- 11.5.6 Solar panels and small wind turbines should be designed so they do not face onto public highways and cause harm to the character and appearance of the Conservation Area.
- 11.5.7 Buildings and heritage assets which make a positive contribution to the Conservation Area should be retained and protected from inappropriate alteration. Proposals to replace or improve the appearance of buildings which have been identified as detracting from the character and appearance of the Conservation Area will be encouraged providing proposals will result in a net benefit to the character and appearance of the Conservation Area.



## *11. Policy Guidance on Conservation and Repair ctd.*

### **11.6 Shopfronts**

- 11.6.1 Shops and businesses make an important contribution to the character of Limpsfield by generating activity along the High Street. The retention of commercial uses is supported by Neighbourhood Plan (2019) policy LNP9. Where commercial uses are no longer viable, retaining the shopfronts and their signage will minimise harm to the village character of the Conservation Area.
- 11.6.2 Intermittent flashing displays and backlit or illuminated fascias on shopfronts will not normally be supported within the Conservation Area. Shiny, glossy or reflective materials, such as uPVC are similarly unacceptable. Sign-writing on the fascia board of shopfronts should be encouraged.

### **11.7 Landmarks, Setting and Views**

- 11.7.1 The setting of the Conservation Area is largely formed by views toward the North Downs and Pebble Hill, but also from approaches through the Titsey Estate, Limpsfield Common and Hookwood Park. These make a strong contribution to the special historic interest of the Conservation Area.
- 11.7.2 On its northern and western boundaries, the Conservation Area links into the wider built up areas of Limpsfield and Oxted. There is a risk that, unless carefully controlled, development on sites adjoining or close to the Conservation Area could detract from the features which make it of special interest.
- 11.7.3 Development on sites adjoining or close to the Conservation Area should be designed to prevent any adverse impact on the setting of the Conservation Area where this contributes positively to its character and appearance. Particular attention should be paid to the effect of development on views into and out of the Conservation Area. Development which contributes to urban sprawl and dissolves the integrity of any Conservation Area borders will not be supported.
- 11.7.4 Key views within the Conservation Area as identified in the Appraisal should be protected as part of any development proposals. Development which harms these views will be unlikely to receive support.
- 11.7.5 The prominence, setting and special interest of landmark buildings and frontages as identified in the Appraisal should be protected as part of any development proposals. Development which causes harm to these aspects will be unlikely to be considered acceptable.

### **11.8 Trees**

- 11.8.1 Development should be mindful of the importance of trees within the Conservation Area and the statutory protection afforded to them. Development design should follow the guidance set out in Tandridge District Council's Trees and Soft Landscaping Supplementary Planning Document.
- 11.8.2 Residents should be aware that all trees require regular maintenance.

