

THE CITY OF STOKE-ON-TRENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTION 69 DESIGNATION OF ST. CHRISTOPHER AVENUE CONSERVATION AREA 2022

NOTICE IS GIVEN that, following a review of the Conservation Areas within Stoke on Trent, on the 15th December 2022, the Council of the City of Stoke-on-Trent ("the Council") resolved to designate certain areas of Penkhull, Stoke-on-Trent as the St. Christopher Avenue Conservation Area 2022 pursuant to section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The effect of the designation will be as follows: -

1. The demolition of certain buildings is brought within Conservation Area control and they may only be demolished with the consent of the Council and/or the Secretary of State for Housing, Communities and Local Government.
2. It becomes an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the area except with the prior consent of the Council or upon the expiry of 6 weeks after notification was served on the Council, unless any tree is protected by a Tree Preservation Order in which case an application for prior consent from the Council will be required.
3. In determining a planning application within a conservation area, the LPA must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area
4. Permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 are more restricted than in other areas. Including:
 - 4.1. Carry out roof alterations to a dwelling house
 - 4.2. Install, alter or replace microwave antenna or its support apparatus
5. The Council will come under the duty, from time to time, to formulate and publish proposals for the preservation and enhancement of the area.
6. Advertisement consent is required from the LPA for the display of an advertisement, unless the advertisement, is exempt from control or has deemed advertisement consent.
7. Planning applications for development which would, in the opinion of the Council, affect the character or appearance of the Conservation Area must be given publicity and any representations received in consequence must be taken into account in determining the application.
8. Land in a conservation area cannot be included in a simplified planning zone (section 87(1), TCPA 1990). Where land in a simplified planning zone is subsequently included in a conservation area it does not take it out of the zone
9. Specific duties are imposed on telecommunications operators.

A copy of the plan of the St. Christopher Avenue Conservation Area may be seen at the offices of the Council at Civic Centre, Glebe Street, Stoke-on-Trent ST4 1HH by prior appointment between 10.00am and 4.00pm Monday to Friday. Please telephone Andrew Powell, Local Plan Co-Ordinator on 01782 233841 to arrange an appointment. Alternatively, the St. Christopher Avenue Conservation Area 2022 may be viewed on the Council's planning website: <https://www.stoke.gov.uk/conservationareas> by selecting the relevant Conservation Area location

Signed

David Harris
Assistant Director – Investment, Planning and Regeneration

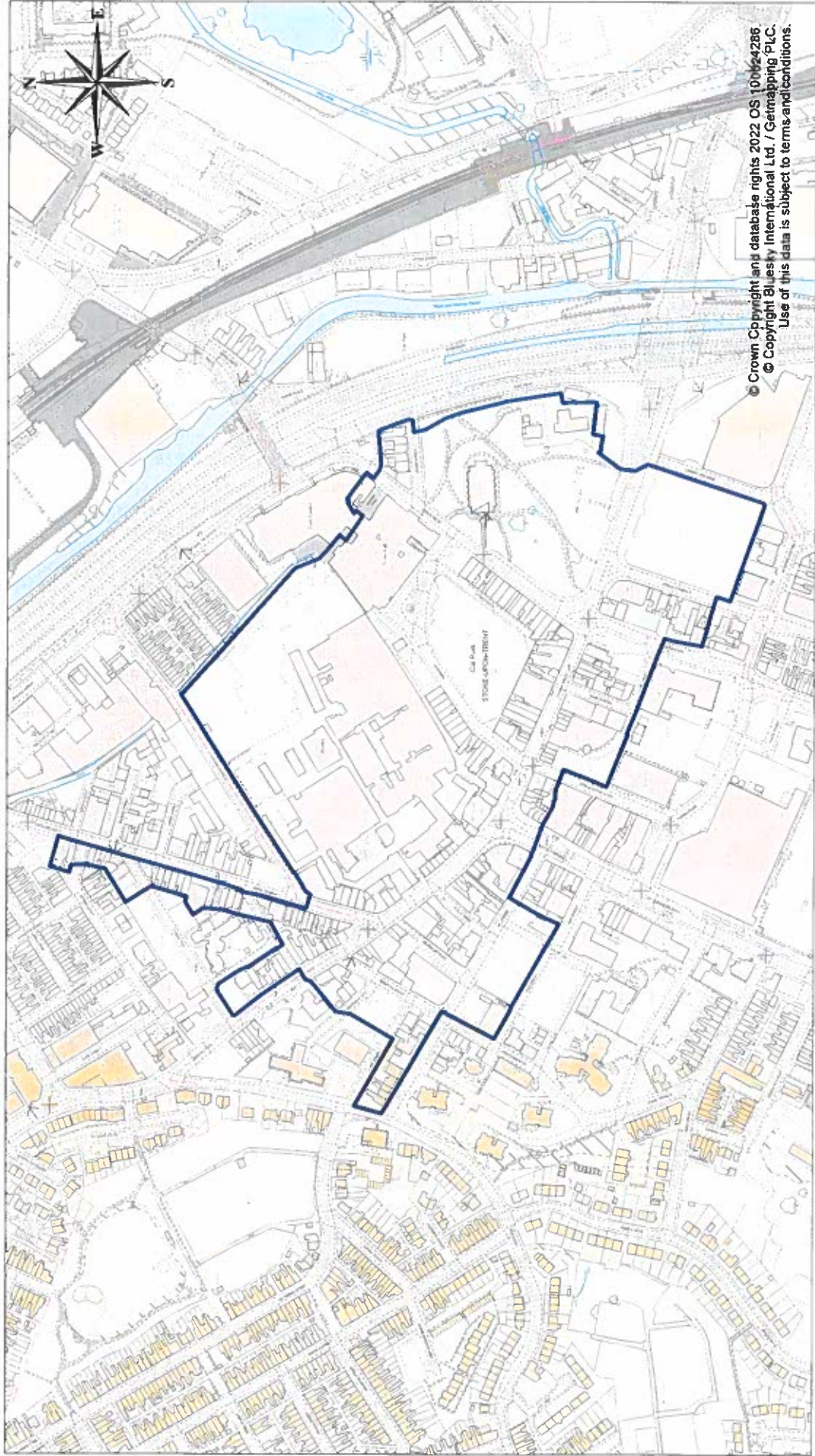
Dated 15.12.22

SCHEDULE ONE

AREAS TO BE INCLUDED WITHIN THE ST. CHRISTOPHER AVENUE CONSERVATION AREA 2022

Please refer to the attached plan.

Map B: Stoke Town Centre Conservation Area - Proposed





**City of
Stoke-on-Trent**

Stoke on Trent City Council
Civic Centre
Glebe Street
Stoke on Trent ST4 1HH
UK

Scale	1:4500 @ A4
Date	24 Nov 2022
Drawn By	{Drawn By}
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