

Article 4(2) Directions

Houses in Conservation Areas



Article 4(2) Directions

What is an Article 4(2) Direction?

The aim of an Article 4(2) Direction is to encourage the retention of high quality architectural features on buildings and to preserve and enhance the conservation area of which they are part. 'Like for like' repairs and reinstatement of architectural features will be encouraged, along with the removal of previously unsympathetic changes to buildings.

Where there is not a Direction, owners of houses within a conservation area have rights to undertake considerable alterations to their property without the need for planning permission (Permitted Development Rights). Where these rights are unchecked they can undermine and erode the 'special interest' of any conservation area, allowing changes to the windows and doors, additions such as porches and general lack of attention to detail.

Permitted Development Rights on houses (not multiple units such as flats and commercial property) are granted by the Town and Country Planning (General Permitted Development) Order 1995. Babergh can remove these rights where it makes an Article 4(2) Direction to bring additional minor works under control. The consequence of this is that planning permission is needed to carry out the works covered by the Direction, however such applications are free. Permitted Development Rights can also be removed by the conditions of a planning permission, please contact Planning Control for further advice.

Which areas do Article 4(2) Directions already cover?

Article 4(2) Directions currently cover:

**Glensford Conservation Area;
44-51 East Street & 14-24 School Street, Sudbury.**

The details of the Article 4(2) Directions vary from area to area. A copy of the specific Direction for your property is made available at the time of making of the Direction and will form part of your information at the time you purchase your property.

How does this affect my property?

Where an Article 4(2) Direction is in operation and you wish to undertake works which relate to the specific classes of development which are controlled you are required to submit a planning application. As part of the consideration of your application the fact that it has been protected will be noted, the impact of the proposed works will be considered carefully and weighed against Babergh's aims to encourage the retention or reinstatement of architectural detail.

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Works requiring planning permission

In all cases, permission would be required where the proposed development fronts onto a 'relevant location'. In addition alterations to chimneys, which can be seen from a 'relevant location' will also require permission. 'Relevant location' means a highway (including footpaths), railway, waterway or open space. Corner plots will normally have two relevant frontages.

Enlargement, improvement or other alteration

The enlargement, improvement or other material alteration of a house would require planning permission. Applications for porches, removal of architectural details, extensions and other works materially affecting the appearance of the building, including satellite dishes, will be treated on their merit. Where a building forms part of a pair, terrace or group of buildings the impact of the proposed works will be considered on the entirety as well as the individual building.

Roof alterations

The roofscape is important to the character of the conservation area, be it steeply pitched roofs with tall chimneys or low pitch slated roofs with smaller chimneys. Sensitive alterations to the roof will involve the minimum interruption to the roof slope and retention of architectural details such as chimneys, in keeping with the character of the conservation area and the adjacent buildings. The material of a roof is often key to the character of the building and area and a return to natural materials, such as clay tiles or slate, will be encouraged.

Structures in the garden

The impact of structures within the garden of a property such as oil tanks, swimming pools, garages and garden sheds will be assessed on their merits.

Doors and windows

The original period design of doors and windows contributes greatly to the character of the conservation area and they should be retained. The installation of replacement doors and windows in aluminium or plastic, or in unsympathetic designs, can significantly harm the character of a building and the character of the conservation area. The replacement of unsympathetic windows with traditional designs will be encouraged.

Satellite dishes

Satellite dishes are best located away from elevations or roofs facing a 'relevant location', in an inconspicuous location. It is possible in some cases to install them within a roof space or in the back garden.

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Boundary walls, hardstandings and driveways

Boundary walls often form an important part of the character of a conservation area, defining the private garden space of a building. The demolition of this means of enclosure to create an area of hardstanding in front of a principal elevation or the creation of a driveway with suitable materials will be considered on their own merits.

Painting facades

Good quality locally sourced facing bricks are commonly used throughout the District. The decoration of exterior brickwork will be discouraged as it can significantly alter the character of a building and the area, and potentially damage the brickwork. Where a facade has already been painted, planning permission would not be required for repainting, or a change of colour, unless it materially alters the appearance. However, where a brick façade has been painted it is often beneficial to the building to remove the paint, which causes retention of moisture within the fabric of the building. Textured paint or render is not normally appropriate.

Advice is free

Babergh can provide free impartial advice on any issues relating to Article 4(2) Directions.

Planning (Control)

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