

Article 4 Directions

What are Article 4 Directions?

It is a Direction served by the Local planning Authority that removes all or some of the permitted development rights on a building where proposed works **fronts a public highway, waterway or open space**. (Permitted development rights enable owners to make certain types of minor changes to their houses or site without needing to apply for planning permission). This may mean that a planning application will need to be submitted for work which normally does not need one. Works such as changing windows or doors or other alterations to a property such as cladding, changing roof materials or removing chimneys are likely to require planning permission. Importantly, the Article 4 Direction does not mean that certain development can no longer be carried out, but simply that planning permission must be granted first.

Why serve an Article 4 Direction?

The aim of an Article 4 direction is to encourage the retention of high quality architectural features of our built heritage and to preserve and enhance the 'special interest' of the conservation area of which they are part. Article 4 Directions are not issued without careful consideration, and are only related to elements which make an important contribution to the character of the designated area.

How is an Article 4 Direction served in a conservation area?

Owners of properties identified will be notified by letter when the Direction comes into force and will have the opportunity to comment upon the Direction. The Local Planning Authority will take into account the comments made before deciding whether to confirm the Direction. Importantly, the Direction comes into immediate effect and will only be withdrawn if it isn't confirmed within a six month period.

What it means if your house is covered by an Article 4 Direction

The aim of the Article 4 Direction is to encourage retention of the high quality features of buildings, to enhance the environment of which they are part and to enable input to design and detailing of repairs and modification. 'Like for like' repairs and reinstatement of architectural features will be encouraged, along with the removal of previously unsympathetic changes to buildings.

If a Direction is in force, planning permission is required for certain alterations as detailed in the Schedule. The following notes indicate the issues the Council is approaching by implementing the Direction although these may vary on a street by street basis.

Alterations to Elevations

Material alterations to elevations may require planning permission from the Council under an Article 4 Direction. Applications for porches, removal of architectural details, extensions and other works materially affecting the appearance of the building will be assessed on a case by case basis.

Roofs

A change of roof material will almost certainly require planning permission if the building is covered by an Article 4 Direction. If a roof is a pitched roof in a terrace or a group of buildings where natural slates dominate, re-roofing in natural slate will be called for. Where a roof is prominent, man-made (fibrous cement type) slates are not acceptable as an alternative to natural slate. Generally the retention of natural roofing materials is sought.

Doors and Windows

Original period doors and windows contribute greatly to the character of the conservation areas and where possible they should be retained. Original doors and windows can preserve historic glass and be examples of quality local craftsmanship. When historic doors or windows are beyond repair and replacements are sought, the preference will be for exact like for like replacements, incorporating the retained glazing and fixtures and fittings, where possible.

Proposals involving replacement double glazed timber, aluminium or UPVC units will only be supported when the proposal closely replicates the existing window or door. With regard to windows, the appearance must match that of the existing window in terms of glazing proportions, glazing bars and opening method. Proposals that fail to accurately replicate existing windows or doors in principle elevations of a dwelling that is adjacent a public highway or open space will be considered to materially alter the external appearance of the building. This constitutes development and will require planning permission. Applications seeking approval for such changes are unlikely to gain consent. However, where replacement units have been carefully considered and closely reflect the existing windows or doors planning permission will not be required.

Painting Facades

Good quality locally made bricks were used throughout the Island and it is appropriate that in Conservation Areas they should remain exposed. It is unlikely that permission would be granted for exterior painting of brickwork in areas covered by an Article 4 Direction. Where a facade has already been painted, planning permission would not be required for repainting unless it materially alters the appearance.

Textured Paint and Render

The application of textured paint or render may need planning permission in an area covered by an Article 4 Direction where hitherto unpainted parts of the elevation are to be treated. Applications will not normally receive planning permission for any surface treatment in areas where brick and/or decorative dressings prevail.

Hardstandings and Curtilage Walls

It is recognised that householders frequently wish to provide space for vehicles. However, some control is necessary to prevent cars from dominating the street scene. Proposals for vehicle hard standings may be refused unless they could be located or screened to minimise the impact on the surrounding area. Careful attention to paving and landscaping and the retention of garden walls is required. Planning permission to erect a fence, wall or railing on the front curtilage boundary, may be given if it was of a type which prevailed in the area. Planning permission may be required for the demolition of boundary walls.