



Basingstoke

and Deane

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Article 4(2) Directions Guidance for Residents

The Value of Historic Detail in a Conservation Area

In most cases it is relatively easy to identify the elements which make up the character of a conservation area. The listed buildings, open spaces, large trees, town squares are all obvious contributors. However, the *details* of the buildings, whether listed or not, make a subtle but important contribution. The survival of original doors, windows, walls, railings, chimneys and chimney pots collectively reinforce the historic character of the area. In some cases, particularly where the housing is terraced for example, the repetition of these features from house to house is the very essence of the character.

The historic interest and character of many Conservation Areas has sadly already been partly eroded by small changes resulting in the loss of traditional building details. Such alterations include the replacement of traditional doors and windows, removal of chimney stacks, painting of brickwork, removing boundary walls. Although minor changes, cumulatively these alterations significantly detract from the quality of the Conservation Area. Normal Conservation Area controls currently make it impossible for this to be adequately controlled. According to current law, the only way that such harmful affects can be controlled is for the Council to serve what is known as an Article 4(2) Direction.

What it Means

Normally a householder can make modest changes to their property without having first to apply for planning permission. This is known as 'permitted development'.

The purpose of an Article 4(2) Direction is to restrict these Permitted Development Rights to ensure that traditional details, which contribute greatly to

the character of a Conservation Area, are not removed or altered without prior reference to the Council as the Local Planning Authority.

Such a Direction only affects houses in single occupation (i.e. not subdivided into flats or with individual rooms let to tenants). Flats, shops, offices and other commercial buildings, and houses in multiple occupation, do not have the benefit of Permitted Development Rights and so are already required to apply for planning permission for changes such as those listed below. This will now also be the case for single houses.

With an Article 4(2) Direction in place, Planning Permission is required for:

- ❖ The erection, alteration or demolition of chimneys
- ❖ Improvements and alterations to house fronts (including changing windows, doors and roof coverings)
- ❖ Any extensions to the front of the house (including a porch)
- ❖ The erection, alteration or demolition of a front gate, fence, wall or other means of enclosure
- ❖ The painting or rendering of house fronts (apart from like-for-like repainting).

As a general guide, Planning Permission will not normally be given to replace traditional features with modern replicas or to use substitute materials such as aluminium or plastic windows, or concrete roof tiles.

No planning fees are payable when you submit a planning application which is required as a result of an Article 4(2) Direction.

For the precise details of what is covered, please consult the Article 4(2) Direction Schedule for your area. Should you require clarification or would like to discuss the Direction, please do not hesitate to contact us (see details below).

Further Information & Contacts

Further information and advice can be obtained from the Regeneration & Design Unit, or via the Council's website (www.basingstoke.gov.uk):

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