



South View Conservation Area

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.

Not all properties within South View are subject to the same level of control under the Article 4(2) Direction. All properties will need permission to do certain works (as set out below), but period properties, or properties which have retained their original features, will be subject to a greater level of control in order to protect their traditional details. These properties have been identified in yellow on the map of the conservation area.

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.

The Article 4(2) will be used in conjunction with the proposed policies set out below to protect those details which make an important contribution to the character of the area. Any proposals which require planning permission will only be granted if they comply with these proposed policies. For the precise details of what is covered by the Article 4(2) and the policies, or for clarification or advice on what needs permission, please do not hesitate to contact us (see details below).

What Work Requires Permission?

All buildings within the conservation area need planning permission for;

- The erection, alteration or demolition of a boundary wall, gate, fence, or other means of enclosure that fronts a highway.
- Painting or rendering a principle elevation or a visually prominent side elevation that has not previously been painted or rendered.
- Introducing pebble-dash or textured finishes to the principle elevation or a visually prominent side elevation.
- Repainting a rendered property in a colour significantly different from that existing.
- Introducing rooflights or dormer windows to principle elevations or elevations that front a highway.

In addition, those buildings shown in yellow on the map of the conservation area will also need planning permission for;

- The erection, alteration or demolition of a chimney.
- Improvements and alterations to house fronts (including changing windows, doors, paths and roof coverings).
- Any extensions to the front of the house (including a porch).

Policies for South View

Boundary Walls

- All boundary walls of historic interest should be retained and there is a presumption against their demolition.
- Any new walls requiring consent should respect their context and match historic boundary walls in terms of height, form, materials, and detail.

Roofs

- The Borough Council will seek to retain all historic ridge tiles and finials. Where renewal of a roof covering is required these features should be retained and re-used with any new tiles/finials to match the existing.
- Historic tiles or slates should be re-used as far as possible when re-roofing, with any shortfall being made up in matching materials. The replacement of slates or tiles with artificial slates or concrete tiles will not normally be acceptable.
- The introduction of rooflights or dormer windows to principle elevations or to elevations which face a highway will be resisted.

Windows and Doors

- The Borough Council will seek to retain all windows and doors to principle elevations that are of historic interest.
- Where modern windows or doors of poor detail or inappropriate materials exist their replacement with a more appropriate alternative will be encouraged as a matter of course.

Porches

- The erection of a porch to a principal elevation will not be permitted unless it can be clearly demonstrated that a porch as proposed was an integral part of the original design of the building.

Exterior Painting

- The painting of a principal or visually prominent side elevation that has not previously been painted will be resisted.
- The introduction of pebble dash or textured finishes will not be supported.

Chimneys

- The demolition of an historic chimney will not be supported unless it has been satisfactorily demonstrated that the chimney is unsafe. Where demolition is necessary the reconstruction of the chimney to its historic height and detail will normally be required.

Architectural Detail

- The Borough Council will seek to retain historic architectural features such as decorative barge boards, cast iron rain water goods, railings and gates, decorative tiles and glazing.

Definitions;

- Principal elevation - the front elevation of a building, commonly the public elevation when seen from the street.
- Historic - In this context the term 'historic' relates to buildings, their materials and/or architectural details, and other built features that are of historic interest because of their age and/or quality, or because they illustrate the historical development of the area.

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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