

What is an Article 4 Direction?

Some development and certain minor works to your house, such as small scale extensions, garden fencing and changes to doors, windows and colours can normally be carried out without obtaining planning permission from the Council. Such development is called 'permitted development'. However, in certain circumstances permitted development rights can be removed, and under such circumstances those minor developments would require planning permission before work could begin. The Council can remove permitted development rights on residential properties within a conservation Area by making an Article 4 Direction.

Why is there a need for an Article 4 Direction in Whitefield?

The Whitefield Conservation Area was designated in 2004. It is valued for its special architectural and historic character, derived from the consistent terraces of stone housing laid out as part of a planned settlement from the 1860's onwards. As most properties are terraced, the character is very dependent on the whole effect of each group of buildings.

Recently substantial repair of properties has been underway in and around the vicinity of St Mary's Church. The group repair schemes have assisted in improving the quality and appearance of individual houses and the appearance of the terraced rows. Homes have been restored to their original appearance with traditional sash windows, front doors and chimney pots. Rear extensions and boundary walls have also been repaired, which has created a tidier appearance to the back streets.

Small changes to houses e.g. new windows, doors or fencing can have a detrimental impact on the historic and architectural interest which has been restored. In particular a number of small changes can lead to the gradual erosion of the quality of the Conservation Area. The Article 4 Direction will remove permitted development rights. This will not necessarily stop changes taking place, but will require any proposed changes to first gain planning permission. This will ensure that any changes to properties are controlled so that they improve the local area. The aim is to encourage good quality design that will enhance the Conservation Area.



What is controlled by the Direction?

The direction applies to certain houses within the Whitefield Conservation Area (those affected are listed in a letter to all owners/householders). Owners now need planning permission for works that front a highway (roads, back streets and footpaths), watercourse or open space, where the work proposed is included on the following list:

- Any alteration to a roof, including roof coverings, roof lights and solar panels.
- Building a porch.
- Erecting sheds and temporary buildings.
- Building a hard standing, such as a car parking space.
- Installing a satellite dish or antenna.
- Removing, building or altering chimneys.
- Removing, altering or building walls, gates, fences or other means of enclosure.
- Exterior painting of previously unpainted surfaces, or changes of external colour schemes.
- Rendering of walls.
- Any enlargement, improvement or alteration such as an extension or conservatory.
- Any change to doors or windows, including changed materials, details and designs and types of decorative finish.

Any planning application for the above works is free of charge.

What do you do if you wish to make changes to your house?

If you wish to undertake alterations you should check firstly with the Council's Development Control section at Nelson Town Hall, who will advise you if planning permission is needed and how to apply. Contact the Development Control section on 01282 661333 or email planning@pendle.gov.uk

You should note that if inappropriate alterations take place without planning permission, **enforcement action may be taken, requiring you to reverse any changes.**

You do not need planning permission for repairs, providing these are carried out to the precise details of the original and using the same materials and finishes. If in any doubt please contact the Development Control section for advice.

What are the benefits of an Article 4 Direction?

The additional controls should help to retain and improve the attractive character and appearance of the Whitefield Conservation Area. In addition, exercising greater care in the way in which houses are altered protects and enhances property values and makes houses more marketable.



How can I find out more about the Article 4 Direction?

A copy of the Direction and a plan of the properties affected can be viewed at Nelson Town Hall or on the Council's website www.pendle.gov.uk

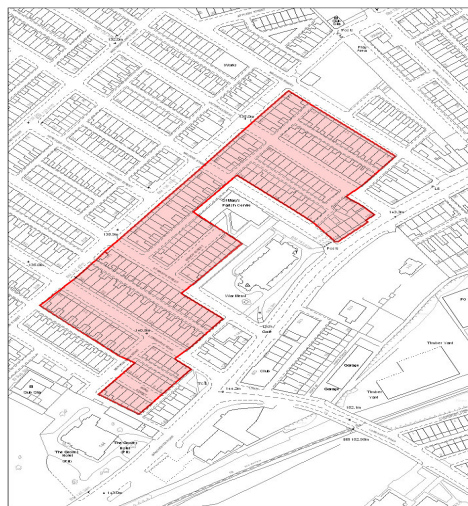
If you would like discuss the Direction and the quality of the Conservation Area please contact the Council's Conservation Officer on 01282 661788. The Conservation Officer can give you advice on the most appropriate way to make changes to your property.

If you wish to discuss proposed development please speak to a Development Control Officer on 01282 661333 or write to:

**Development Control
Town Hall
Market Street
NELSON
BB9 7LG**

Email: planning@pendle.gov.uk

Area covered by the Article 4 Direction



Information produced July 2006

Whitefield Conservation Area

Article 4 Direction



Pendle Borough Council
Planning Department
Town Hall, Market Street,
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