

Article 4 (2) Direction

What Is An Article 4 (2) Direction?

Planning Permission is not normally required for certain minor works and alterations to buildings from the Council within a conservation area. Development of this kind is called "Permitted Development".

The main objective for this Direction was that the special character that originally led to designation of these conservation areas was being eroded by unsympathetic alterations and extensions. The Direction means that owners may be required to apply for planning permission for development which would previously have been permitted under the Town and Country Planning (General Permitted Development) Order 1995.

The Need For Planning Permission

All properties shown in the schedule are affected by the Direction. It covers most of the unlisted buildings in the Bedford Park Conservation Area. On 24th July 2001 Article 4 (2) Directions were confirmed by the Council. Where development fronts onto a highway or open space, the following will NOW REQUIRE PLANNING PERMISSION:

- 1) the enlargement, improvement or alteration of a dwellinghouse (i.e. any extension, any new window or alteration to a window opening and cladding);
- 2) the erection of a porch outside any external door;
- 3) the formation of a vehicle hardstanding fronting a highway (ie any new areas of concrete, pathing stones or tiles within the front garden area);
- 4) the demolition or erection of walls, gates, fences or other enclosure; and
- 5) The painting of the exterior of any building (i.e. to brickwork, pebbledash that is not already painted or a material colour change).

In addition to the above the demolition, erection or alteration of chimneystacks will also require planning permission.

The Direction means that most building work or alterations that affect the appearance of a building and its surroundings, needs Planning Permission. Therefore "like-for-like" repairs or replacement, will not need Planning Permission. For example where a fence needs replacing and it is a replica design, shape, height, material and form; this will not need Planning Permission. Where a new design or material is proposed this will require Planning Permission.

The objective of these controls is to preserve or enhance the character or appearance of the conservation area and to promote good design.

Implications For Householders

Roof

To change the type of roof covering Planning Permission is required. If a roof needs to be renewed, natural slate or clay tiles is required, where this is the original material for the property. Coloured or concrete tiles will be resisted.

New dormers windows within the roofslope will require permission. Dormers are only acceptable to the rear of properties and in traditional designs, in area where they already prevail. Rooflights also need Planning Permission are usually more acceptable than dormers but these should only be to the rear and conservation, flush types.

The removal of original chimney stacks requires consent and will not usually be granted.

Doors And Windows

If you wish to replace doors and windows this will usually require Planning Permission. PVCu, aluminium, replacements are not usually considered appropriate.

Like-for-like replacements will not require Planning Permission. If the proposed replacement differs in size, material, design or form, Planning Permission will be required.

In the case of double hung sash windows, where this is like-for-like, but double glazed, Planning Permission is unlikely to be required.

In the case of front doors these should ideally be repaired or replaced with a replica of the original design. If the proposed replacement differs in size, material, design or form, Planning Permission will be required.

Painting

Planning Permission Will be required for change of colour, or to paint an area of the building that is not already painted. Planning Permission will NOT be required for repainting the same colour or a similar shade.

Front Areas And Gardens

Removing a front garden wall, fence, gate or railings will require Planning Permission. The construction of new hardstanding, new concrete area or paving stones will also require Planning Permission. The removal of original fences, walls, hedges, gates, tessellated tiles, or other such feature will be resisted. Like-for-like replacements will not require Planning Permission.

Other Alterations And Works

The construction of porches, garages, conservatories, sheds and any extension will require Planning Permission. The removal of original architectural features such as cornices will be resisted. Although small flues, vents, wires, aerials and cables will not require Planning permission, attention should be taken to ensure they are fixed in discrete locations.

Satellite Dishes

The erection of satellite dishes will require Planning Permission and consent is unlikely to be granted.

Fees

There is NO fee for Planning Applications that are as a result of this Direction.

Further Advice

If you are unsure whether your work requires Planning Permission you should contact the Planning Department at the address below:

**C
o
n
t
a
c
t**

**U
S
B
o
r
o
u
g
h**

**P
l
a
n
n
i
n
g**

**D
e
p
a
r
t**

t
m
e
n
t

C
i
v
i
c

C
e
n
t
r
e
,

L
a
m
p
t
o
n

R
o
a
d
,

H
o
u
n
s
l
o
w
,

M
i
d
d
l
e
s
e
x
,

T
W
3

4
D
N

.
T
e
l
:

0
2
0

8
5
8
3

6
7
5
0

E
m
a
i
l
:

p!annipnqccommments@businessinsights.ku.dk