

**NORTH LINCOLNSHIRE COUNCIL**

**PLANNING COMMITTEE**

**TOWN AND COUNTRY PLANNING ACT 1990.  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 1995 (GPDO) – ARTICLE 4.**

**ARTICLE 4 DIRECTION PROGRAMME.**

**1. OBJECT AND KEY POINTS IN THIS REPORT**

- 1.1 To advise members on the making of a series of Directions under Article 4 (Paragraphs (1) and (2)) of the GPDO as required by resolution of the planning committee (see 'Background Papers...' below).

**2. BACKGROUND INFORMATION**

- 2.1 North Lincolnshire currently has 17 special areas that contribute significantly to defining its character as a place. Of historic and architectural importance these areas have been designated as conservation areas.
- 2.2 It is important that the council manages these areas with a view to their special status and the council has a duty to pay special attention to preserving the character and appearance of them when making planning decisions.
- 2.3 The special character and importance of these areas as distinct places that local people readily identified with was confirmed during 2001 to 2005 when the character of each area was assessed and management plans developed.
- 2.4 *This process highlighted two concerns. Firstly, it was found that Development Control practice and procedure relating to the control of works to non-family dwellings and other buildings did not necessarily reflect the special nature of these areas. Applications for permission to carry out what may be termed "minor works" to such buildings appeared not to be being requested on a consistent basis.*
- 2.5 *Secondly, it was found that "minor works" on single occupancy (family), dwellings were also eroding the character and appearance of these*

*areas and the council authorised the making of Directions under Article 4 (2) of the GPDO as part of a management strategy (see references to minutes at the end of this report).*

- 2.6 Issues around the control of minor works to other than family dwellings can be resolved through the adoption of agreed guidelines concerning when the planning authority will require planning applications for such works.
- 2.7 On family dwellings, such works can be controlled by means of directions withdrawing permitted development rights as specified by classes of works in the GPDO. Which classes should be controlled in each conservation area however, needs careful consideration.
- 2.8 For resource reasons it was not possible to arrange for the needed review. This was resolved last year when consultants were employed to advise on the classes to be specified and thus the form of Direction to be made in order to meet with existing council resolutions on this matter.
- 2.9 Circular 9/95 states that permitted development rights have been endorsed by Parliament and consequently should not be withdrawn locally without compelling reasons. Generally, they should only be withdrawn in “exceptional circumstances” where there is a “real and specific threat” that the permitted development could damage an interest of acknowledged importance and which therefore should be brought within full planning control in the public interest.
- 2.10 The consultants were also asked therefore, to further review the condition of the council’s conservation areas five years on from the last appraisal.
- 2.11 Their report is attached to and forms part of this report. It identifies further erosion of character through the use of uncharacteristic materials, products and maintenance methods.
- 2.12 They also found that the application of control over works to non-residential property appeared to still being applied inconsistently. It is suggested therefore, that a standard against which to check the need or otherwise for planning permission for works to such property is established.
- 2.13 English Heritage has also now provided a national assessment of conservation areas at risk. This has formally designated the Crowle conservation area as being at risk.
- 2.14 English Heritage also noted that seven other conservation areas were “moving in the wrong direction”, the remaining nine areas exhibiting a growth in the use of uncharacteristic materials and products.

- 2.15 These findings paralleled those of the consultants employed by the council and further confirm the adverse effect of minor works upon character.
- 2.16 Finally, the government has published Planning Policy Statement 5 – Planning for the Historic Environment. Policy HE 4 asks LPAs to consider whether the exercise of permitted development rights is undermining aims for the historic environment and the use of Article 4 to ensure that development is given due consideration.
- 2.17 The council has previously concluded that its aims to preserve and enhance the character of its conservation areas are being compromised by the exercise of permitted development rights and has made a series of resolutions aimed at addressing these issues.

### **3. OPTIONS FOR CONSIDERATION**

- 3.1 These concern the differing levels of control that can be exerted over minor works.
- 3.2 The existing *status quo* amounts to blanket Article 4 controls over changes to residential properties in what are now (following several extensions over the years), the central areas of 9 conservation areas. There are issues as to whether these existing and much more comprehensive controls should remain in place.
- 3.3 Paragraph 5 of Article 4 of the GPDO details 10 separate classes of permitted development that can be controlled through Article 4(2). Which of these controls should be imposed?
- 3.4 In addition, orders can be made on individual properties or applied as a blanket order across parts of or, the whole of a conservation area.
- 3.5 Controls are also available through Article 4(1) of the GPDO. These may be required in certain specific and critical instances and would have to be confirmed by the Secretary of State.
- 3.6 Adoption of a list of controls paralleling the Article 4 direction controls relating to commercial and mixed use buildings etc. within conservation areas controlling changes in for example, roofing material, windows, doors and shop windows needs consideration also.

### **4. ANALYSIS OF OPTIONS**

- 4.1 The final report of the consultant recommends that of the nine existing directions three are retained, the rest to be abandoned. New Directions under Article 4 (2) are proposed either as “blanket” orders or as orders “focused” orders targeting family dwellings identified as being of *townscape merit* in the conservation area appraisals.

- 4.2 There are equity issues here as the need or otherwise for planning permission will differ from area to area. This already exists at present with people in existing Article 4 areas requiring permission for certain works that outside the area of control do not attract planning scrutiny.
- 4.3 There is evidence to suggest that the *status quo* is not effective. Control over minor works is limited to only a few conservation areas and then only to parts of these. In addition, whilst these orders provide blanket coverage they include residential properties that the conservation area assessments have not identified as contributing toward the character of these areas.
- 4.4 These current arrangements are causing difficulties for planning officers in assessments as a conflict between policy requirements and what is evident on the ground develops. This has led the council to adopt a more pragmatic approach to dealing with issues around the changes in window and door types in those parts of conservation areas covered by existing Article 4 Directions. The council can however, still seek to control other minor works (changing roof tiles, removing boundary walls etc.), through the use of blanket directions.
- 4.5 The administration of directions is also an issue. Currently, all existing directions have the same provisions and it is simple therefore, to advise the public as to the need or otherwise for planning permission for minor works. The assessments made by the consultants however, identify different issues between conservation areas and make subtly different recommendations concerning forms of control.
- 4.6 Variations in the form of control from one area to another may lead to confusion and error in administration and again raise equity issues. On the one hand this approach is needed to ensure better management. In addition the use of Address Point mapping systems means that differences between levels of control are easily identified and that therefore, errors will be much reduced.
- 4.7 The consultants recommend therefore, that existing Article 4 Directions are retained at Burton upon Stather, North Frodingham and Saxby All Saints. Existing directions should be removed at Alkborough, Appleby, Barrow upon Humber, Barton upon Humber and Brigg, to be replaced with blanket Article 4 (2) directions. New Article 4 (2) directions focust on buildings of townscape merit should be made for Epworth, Kirton in Lindsey, Old Crosby, Winteringham and Winterton.

## **5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)**

### **5.1 Financial**

- 5.1.1 From a development control perspective it is likely that adoption a decision system relating to window and door replacements based upon evidence of a positive contribution to the character of conservation areas will lead to a reduction in duplicate applications and appeals (there is no fee paid for an application

made under an Article 4 direction). This is likely to result in timesavings and a more robust system may mean less likelihood of costs being awarded against the council at appeal.

- 5.1.2 On the other hand the coverage of directions will be extended and the form directions take, differentiated between Old Article 4 directions, blanket Article 4 (2) Directions and focused Article 4 (2) Directions. This will probably add to work load.
- 5.1.3 Recent research<sup>1</sup> however, suggests that a local planning authority can expect to receive 1 or 2 additional planning applications per week. This would be a direct cost to the council; as such applications attract no fee.
- 5.1.4 Best practice suggests however, that clear concise controls tend to encourage people to undertake like for like repair or replacement in matching materials i.e. works which do not require planning permission. In other words it is likely that a reasonable balance in terms of additional applications will be achieved (North Lincolnshire has fewer conservation areas than most so is likely to receive fewer additional applications).
- 5.1.5 For the administration of Article 4 directions funding is currently from within existing budgets however, this means that in effect there is no funding to put against this administration. Best practice indicates that these directions are more successful in terms of the management of conservation areas if they are backed by a grant assistance regime through historic building grants. .
- 5.1.6 The use of Article 4 directions is recognised as part of the active management of conservation areas. These assets are known to add distinctiveness to areas and be the “front desk” in many instances of tourism and business location. Developing a comprehensive coverage of directions will take a considerable time, on the basis of current estimates and available staff (1), about five to seven years. Addition funding to buy in skills may therefore, be required if this time scale is to be reduced.
- 5.1.7 If an Article 4 Direction is made, and subsequently a planning application is submitted for development which would otherwise be permitted and the application is refused or granted subject to conditions, a claim for compensation can be made against the Local Planning Authority.

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<sup>1</sup> RPS. *Planning Research into the use of Article 4 directions on behalf of the English Historic Towns Forum (October 2008) Paras. 3.18 – 3.19.*

## **5.2 Staffing**

5.2.1 From a development control perspective the introduction of a decision system for window and door changes (the largest single category of applications), based upon buildings of townscape merit is likely to clarify the decision process and thus free up time. This will apply still across all directions no matter what type.

5.2.2 In terms of establishing the new directions however, using current staffing levels it is estimated that approximately three directions could be put in place per year, giving an overall time scale of five to seven years to have all 17 directions in place.

5.2.3 There would be other impacts upon the council's performance in that the officer concerned would generally not be available to undertake work on matters such as planning applications, listed buildings and appeals. This may have knock on effects in terms of existing character and appearance if this were to be significantly harmed such that the attractiveness of these places was lots to incomers. In addition a lack of specialist advice may result in a higher incidence of appeals and costs awarded against the council.

## **5.3 Property**

5.3.1 May impact upon council owned properties in conservation areas.

## **5.4 IT**

5.4.1 Support will be required in developing the access systems for information on buildings of townscape merit.

## **6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 – CRIME AND DISORDER, RISK AND OTHER)**

### **6.1 Statutory**

6.1.1 None.

### **6.2 Environmental**

6.2.1 Emphasis upon quality in area character amongst buildings of townscape merit will ensure the retention of character and local distinctiveness.

### **6.3 Diversity**

6.3.1 None.

6.4 **Section 17 – Crime and Disorder**

6.4.1 None.

6.5 **Risk**

6.5.1 None.

6.6 **Other**

6.6.1 The making of directions follows a well-established procedure. The attached report sets out the threat to each area and makes recommendations as to the type of coverage needed to address these threats as part of the management strategy.

6.6.2 It is now for the local planning authority to make a series of directions and a programme for this is set out in the table below.

Crowle Priority: At Risk	September 2010	Blanket Article 4(2) Direction
Brigg High potential for rapid change in newly designated areas. Revoke existing Article 4 Direction.	November 2010	Blanket Article 4(2) Direction on part of the area.
Winterton Priority: No Cover Rapid change	March 2011	Focust Article 4(2) Direction.
Winteringham Priority: No Cover Rapid change	June 2011	Focust Article 4(2) Direction.
Kirton in Lindsey Priority : No Cover Large new designation – many new houses included.	September 2011	Focust Article 4(2) Direction.

Scawby Priority: No Cover High potential for rapid change	January 2012	Blanket Article 4(2) Direction.
Barton upon Humber Priority: Large complex area: revoke existing Article 4 Direction. Make Article 4(1) Direction.	May 2012	Blanket Article 4(2) Direction.
Barrow upon Humber Priority: Complex area: revoke existing Article 4 Direction.	August 2012	Blanket Article 4(2) Direction.
Appleby Priority: Large new designation – some new houses included.	November 2012	Blanket Article 4(2) Direction.
Redbourne Priority: Potential for rapid change.	February 2013	Blanket Article 4(2) Direction.
Epworth Priority: Few residential properties in conservation area	May 2013	Focust Article 4(2) Direction
Normanby Priority: Little potential for change.	August 2013	Focust Article 4(2) Direction
Old Crosby Priority: Least potential for change	November 2013.	Focust Article 4(2) Direction
Saxby All Saints	No Action. Issue advice.	Retain existing Article 4

North Frodingham	No Action. Issue advice.	Retain existing Article 4
Burton upon Stather	No Action. Issue advice.	Retain existing Article 4

6.6.3 Once an order is made notice must be served on all those affected by it, it must be advertised and the council must also invite representations upon it. The need for planning permission comes into force however, once the order is made.

6.6.4 After a minimum of 21 days the council considers all representations made and determines whether to confirm the direction.

6.6.5 If confirmed the council must serve notice on all concerned. If it is not confirmed the order lapses 6 months after it was made. .

## 7. OUTCOMES OF CONSULTATION

7.1 Awaited.

## 8. RECOMMENDATIONS

8.1 That a programme for the reordering of Article 4 controls through out North Lincolnshire as detailed in 6.6.2. above, including as necessary, the revocation of existing article 4 Directions, is implemented.

## HEAD OF PLANNING

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### Background Papers used in the preparation of this report

Adopted Supplementary Planning Documents available on the Council's Web Site

<http://www.northlincs.gov.uk/NorthLincs/Environment/localdevelopmentplans/>

English Heritage - Guidance on Making an Article 4 Direction.

## **Planning Policy Statement 5 – Planning for the Historic Environment.**

### **Resolutions of the Council of relevance.**

Minute (59) 2004 **NORTH LINCOLNSHIRE LOCAL PLAN – CONSERVATION AREA APPRAISALS** – Brigg, Epworth, Saxby All Saints,

Minute 577 (15) 2004 **NORTH LINCOLNSHIRE LOCAL PLAN – CONSERVATION AREA APPRAISALS** – Redbourne and Normanby.

Minute 613 (42) 2004 **NORTH LINCOLNSHIRE LOCAL PLAN – CONSERVATION AREA APPRAISALS** – Alkbrough, Crowle and Kirton in Lindsey

Minute 634 (58) 2005 **NORTH LINCOLNSHIRE LOCAL PLAN – CONSERVATION AREA APPRAISAL - BARTON - UPON – HUMBER**

Minute 704 (112) 2005 **CONSERVATION AREA APPRAISALS - BURTON - UPON - STATHER, SCAWBY AND WINTERINGHAM**

Minute 750 (44 ) 2005 **CONSERVATION AREA APPRAISALS – APPLEBY, BARROW - UPON - HUMBER, NEW FRODINGHAM, OLD CROSBY AND WINTERTON**

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# **NORTH LINCOLNSHIRE COUNCIL**

## **CONSERVATION AREAS AUDIT AND ARTICLE 4 DIRECTIONS**

**February 2010**

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Appendix 1 Spreadsheet summary of recommendations

Appendix 2 Proposed criteria for local listing

Appendix 3 Proposed publicity leaflet for an Article 4 Direction

## **1 PURPOSE OF THIS REPORT**

North Lincolnshire Council commissioned this report from The Conservation Studio. It forms part of the Council's programme of active conservation area management and is supported by Character Appraisals and Management Proposals for all 17 conservation areas, work also undertaken by The Studio. The objectives of this report are to: -

- Review existing Article 4 Directions (9 exist at present: see 5.5 below);
- Consider the serving of new or the making of revised Article 4 Directions;
- Identify the buildings which will be affected by the new Article 4 Directions;
- Set out the classes of development which will be controlled by the Article 4 Directions;
- Make recommendations for planning procedure or planning strategies;
- Make recommendations for development control practice.
- Review exiting condition.

The Conservation Studio resurveyed all 17 conservation areas between December 2008 and February 2009.

A photographic survey was undertaken to record the principal issues in each conservation area. These were discussed with the Council at two feedback sessions held during and following the survey and proposed recommendations for each area were agreed. This, the final report, details the findings of the survey and incorporates the outcome of those discussions in its recommendations.

## **2 CONSERVATION AREA DESIGNATION**

By definition conservation areas are special areas. Designation gives control over the demolition of buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest. A number of specific statutory provisions aimed at assisting the "preservation and enhancement" of the area follow from designation. These are as follows:

- The local authority is under a statutory duty to review designations 'from time to time' and to ensure the preservation and enhancement of the conservation area; there is a particular duty to prepare proposals (such as conservation area appraisals, grant schemes or enhancement proposals) to that end;

- In the exercise of any powers under the Planning Acts, with respect to any buildings or other land in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area;
- Extra publicity must be given to planning applications affecting conservation areas – this is usually achieved through the use of advertising in the local newspaper;
- Conservation Area Consent is required for the demolition of any unlisted building in a conservation area, subject to minor exceptions, and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained;
- Written notice must be given to the Council before works are carried out to any tree in the area, subject to minor exceptions;
- The display of advertisements may be more restricted than elsewhere;
- The Council or the Secretary of State may be able to take steps to ensure that a building in a conservation area is kept in good repair through the use of Urgent Works Notices and Amenity Notices;
- The energy conservation expectations of the Building Regulations (Part L) do not necessarily apply to buildings within a conservation area;
- Powers exist for local authorities, English Heritage or the Heritage Lottery Fund to provide financial grant schemes to assist with the upkeep of buildings in conservation areas, although funds are usually targeted to areas of economic deprivation.

In addition, in all conservation areas, PD rights are reduced by the GPDO 1995 so that planning permission is required for certain “minor works” that would not normally require planning permission e.g. certain extensions to properties, the addition of a roof dormer, some forms of cladding, or to erect a satellite dish on a front-facing and visible roof slope or wall. A recent amendment to the GPDO (October 2008) has also changed the rules regarding solar heating panels, which can now be positioned on a front-facing roof slope without planning permission, although permission is required on a front-facing wall. Planning permission is now required in all conservation areas for the installations of chimneys, flues and soil vent pipes in the front or side elevations of all buildings.

- The cladding of the exterior with stone, artificial stone, pebbledash, render, timber, plastic or tiles;
- An enlargement that extends beyond the side wall of the original dwelling house;
- A rear extension of more than one storey (other constraints also apply);
- The enlargement of a roof, for instance by inserting a dormer;
- The installation of satellite dishes or antennas where the fixture would be to a chimney, wall or roof slope that faces onto a highway and is visible from it;
- The addition of a chimney, flue or soil and vent pipe to a wall or roof slope that fronts a highway and forms the principal or side elevation of the building.

However, designation does not provide planning control over the sort of changes arising from certain minor works. Cumulatively these can have an adverse effect on character and appearance, - loss of original roof materials or chimneys, changes to front windows and doors, the addition of porches, and alterations to front boundaries

and front gardens etc. Successive central government administrations have refrained from extending the scope of control directly but have provided means by which local planning authorities can control these changes if necessary. An Article 4 Direction allows a local planning authority to specify which changes to residential properties will in the future require planning approval such that the local planning authority can consider applications for the specified works within the context of impact upon character and appearance. All planning applications under Article 4 Directions are free.

A more detailed description of Article 4 Directions is included in Chapter 5 *Article 4 Directions*.

### **3 CONSERVATION AREA APPRAISALS AND MANAGEMENT PROPOSALS**

The council commissioned comprehensive Character Appraisals with Management Proposals from The Conservation Studio in 2002 and these are now adopted as Supplementary Planning Guidance. In time, they will form part of the emerging Local Development Framework. Meanwhile the Character Appraisals are being used as 'material' documents when applications for change are received within or close to the designated areas.

These appraisals identify and explain the character of each area through information about the historical development of each; what is important about its buildings and spaces, and; what are the more negative features which require attention. The Management Proposals set out policies, actions and general guidance for the future preservation and enhancement of each area.

### **4 STATUTORY AND LOCALLY LISTED BUILDINGS**

#### **4.1 Statutory list**

The statutory list for this part of Lincolnshire was drawn up in the early 1980s and is by no means comprehensive. All of the conservation areas contain additional historic buildings that may be eligible for listing, the criteria having changed since the area was last surveyed. Whilst English Heritage does not currently have the resources to undertake a thorough survey of the area itself, it may be possible for the Council to achieve some additional listings by the submission of groups of buildings for 'spot listing'.

#### **4.2 Local listing**

There is currently no 'Local List' for North Lincolnshire, despite government guidance that this is desirable.

Locally listed buildings are buildings or other features of local significance which, although not statutorily listed, are none the less important to the history, appearance, character, and cultural value of the area. However, there is an increasing interest in local listing nationally, and most recently, this was expressed as positive encouragement in the government's Heritage White Paper. The recently published Planning Policy Statement 5 Guide suggests that in addition to the national and statutory designations, local authorities may formally identify heritage assets that are important to the area, for example through local listing as part of the plan-making process. The process of deciding planning permissions, listed building or conservation area consents may also lead to the recognition that a heritage asset has a significance that merits some degree of protection. Though lacking the statutory protection of other designations, formal identification by the local authority through these processes is material in planning decisions.

The first step is to agree criteria for the selection of buildings and structures for the Local List, and proposed criteria are set out in Appendix 2. Buildings can then be added to the list as circumstances allow, for instance when the existing conservation area appraisals are reviewed, or by a systematic survey of the whole area.

Community involvement in the selection process, perhaps through local amenity, historical or civic societies (as in Barton), will add weight to the list as a planning tool. It will also be necessary to acknowledge the Local List in planning policy and state the circumstances in which it will affect planning decisions. A basis for local listing exists in the identification of “buildings of townscape merit” through the conservation area appraisal process.

## **5 ARTICLE 4 DIRECTIONS**

### **5.1 Permitted development**

The issue of ‘permitted development’ (PD) and Article 4 Directions is, amongst other issues, set out in the *Town and Country Planning (General Permitted Development) Order 1995* (usually referred to as the GPDO 1995) even though it has been amended on several occasions.

The GPDO 1995 has nine sections, known as Articles, followed by three Schedules. Article 1 covers definitions within which Article 1(5) defines sensitive land by reference to a list in Schedule 1. The list includes conservation areas as well as national parks, Areas of Outstanding Natural Beauty (AONB’s), the Broads and, since last year, World Heritage Sites.

Article 3 grants automatic permission for a wide range of developments classified in Schedule 2, without the need to apply for planning permission. This blanket permission is defined as ‘permitted development’ (PD).

The classification covers 40 types of development in the 40 ‘parts’ of Schedule 2 and each part is subdivided into ‘classes’. Thus, Part 1 – *Development within the curtilage of a dwellinghouse* – has nine classes (A-I). The parts also stipulate any limitations to the PD in question, such as different treatment for Article 1(5) land.

### **5.2 Article 4 Directions**

Under Article 4, the automatic permission granted by Article 3 can be withdrawn. The effect of this is that planning permission must be sought for any proposals in the relevant classes of development where consent would not have been required before.

Article 4(1) provides for the withdrawal of PD rights in any Part, Class or paragraph in Schedule 2 (with a small exception for mineral exploration). It can have a wider impact than Article 4 (2) Directions and is therefore subject to the approval of the Secretary of State.

Article 4(2) allows a local authority to withdraw PD rights, without reference to the Secretary of State, but only where the development:

- Is within the whole or part of a specific conservation area; and
- Is included within a restricted list of developments taken from those defined in Schedule 2.

The restricted list is set out in Article 4(5). There are ten items, which largely relate to alterations to dwelling houses (residential property in single unit occupancy i.e. not flats or bedsits, where other legislation applies), and most of these are restricted to situations where they front a relevant location. 'Relevant location' is defined as 'a highway, waterway or open space'.

Although there have been amendments to the classification in Schedule 2, notably to Part 1, the list at Article 4(5) remains virtually unchanged. Accordingly, the substance of any existing Article 4(2) Direction can still apply even though the detail has been modified.

### 5.3 The scope of Article 4(2) Directions

The Article 4(5) list of PD to which an Article 4(2) Direction can be applied is as follows. The comments clarify the changes made since 1995:

- a. Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location.

**Comment:** Class A has changed considerably<sup>2</sup>. Limitations previously set out in terms of cubic content are now defined by dimensions and location. For instance, extensions to the front or side elevations are not PD.

The limitations to PD in Class A already make special provisions for Article 1(5) land, which includes conservation areas:

- The cladding of the exterior with stone, artificial stone, pebbledash, render, timber, plastic or tiles is not PD;
- An enlargement that extends beyond the side wall of the original dwelling house is not PD;
- A rear extension of more than one storey is not PD.

The scope for an Article 4(2) Direction in respect of enlargements is, therefore, limited. However, the withdrawal of Class A is necessary where the aim is to control the materials and detailing of, for instance, external joinery or rainwater goods.

- b. Part 1, Class C – The alteration of a roof slope fronting a relevant location.

**Comment:** The enlargement of a roof, for instance by inserting a dormer, is permitted by Class B, but not in Article 1(5) land. Class C allows other changes to the actual roof slope, such as a change of materials or the insertion of a roof light.

- c. Part 1, Class D – The construction of a porch to an external door that fronts a relevant location.

**Comment:** This provision is unchanged.

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<sup>2</sup> The whole of Class A was replaced by SI 2008/2362

- d. Part 1, Class E – The erection of a building, enclosure or swimming pool within the curtilage of a dwelling house where it would front a relevant location.

**Comment:** Class E has been modified to include also a container of domestic heating fuel (formerly Class G). Class E has also been modified so that it no longer applies if any part of the building, enclosure, pool or container would be on land between the side wall or the dwelling and the curtilage boundary.

There will, therefore, be little need to include Class E in an Article 4(2) Direction unless other parts of the curtilage front a relevant location.

- e. Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location.

**Comment:** Class F has been modified to include the replacement a hard surface. This enables the further stipulation that provision or replacements over 5 sq m must be permeable.

- f. Part 1, Class H – The installation of a microwave antenna (satellite dish) on part of a building that fronts a relevant location.

**Comment:** Class H has been modified so that the installation of antennas is not PD in Article 1(5) land where the fixture would be to a chimney, wall or roof slope that faces onto a highway and is visible from it. The scope for restriction through an Article 4(2) Direction would, therefore, be limited.

- g. Part 1 generally – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house

**Comment:** Class G, as modified, permits the installation, alteration or replacement of a chimney on a dwelling house. It also adds ‘flue or soil and vent pipe’. However, in Article 1(5) land, the chimney, flue or soil and vent pipe is not PD if it is installed on a wall or roof slope which fronts a highway and forms the principal or side elevation of the dwelling house.

An Article 4(2) Direction would still be necessary if it was considered desirable to control the alteration or demolition of existing chimneys or the erection of chimneys on walls or roof slopes that do not front a highway, or on buildings within the curtilage of a dwelling house.

- h. Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

**Comment:** This provision is unchanged. It is important not only because front boundaries are often a significant element in local distinctiveness, but also because alterations can allow parking in front gardens, which often detracts from the established character of conservation areas.

- i. Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

**Comment:** This provision is unchanged. It is difficult to use it to control re-painting, unless there is a very strong need for conformity to an agreed scheme, because materials and colours have to be defined in detail and because there is a fine distinction to be made between painting and maintenance.

It may, therefore, be prudent to limit the use of this provision to control just the painting of hitherto unpainted surfaces, such as brick, stone or terracotta, so that the maintenance of joinery and pipe work can continue unhindered.

- j. Part 31, Class B – The demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

**Comment:** The total demolition of a boundary can be controlled through the requirement for conservation area consent. However, since the Shimizu judgement (1996), partial demolition does not require consent. The only control available, therefore, is through the withdrawal of PD rights.

#### 5.4 Article 4(1) Directions

Where it is desirable to withdraw permitted development rights that lie outside the scope of an Article 4(2) Direction, it will be necessary to seek the Secretary of State's approval of an Article 4(1) Direction.

Developments outside the scope of Article 4(2) include:

- PD outside a designated conservation area.  
It may be desirable, for instance, to control PD in respect of locally listed buildings.
- PD that does not front a relevant location.  
In areas with a high degree of inter-visibility, alterations to the rear or sides of buildings may be as damaging to the character of the conservation area as those to the front.
- Buildings that are not dwelling houses.  
In practice, houses divided into flats or buildings in non-domestic use, such as shops or offices, have few PD rights. Local authority development control already exists, therefore, provided the works come within the definition of 'development' and the change is considered to be 'material'. Changes which should therefore be subject to planning applications could include:
  - Replacement of roof materials e.g. Natural slate to artificial slate; Clay pantile to concrete pantile;
  - Replacement of original timber windows with modern replacement using plastic or aluminium, or to timber where the design is noticeably different;
  - The replacement of front doors.

Exceptions include the PD rights for:

- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure (Part 2, Class A);
- The demolition of a gate, fence, wall or other means of enclosure (Part 31, Class B);
- The painting of the exterior of any building or work (Part 2, Class C).

These can be controlled through an Article 4(1) Direction with the Secretary of State's approval.

#### Particular circumstances.

The character of some conservation areas may be affected by permitted development related to specific activities, such as agricultural buildings and operations (Part 6), forestry buildings and operations (Part 7) or industrial and warehouse development (Part 8). Where there is a case for bringing such developments under control, it would be open to the local authority to seek approval of an Article 4(1) Direction.

Part 9 covers the repair and maintenance of unadopted streets and private ways. Where the street or way has materials or detailing that make a particular contribution to character or distinctiveness, it may be desirable to seek control through the removal of the PD right.

#### Microgeneration equipment.

Part 40<sup>3</sup> makes it permitted development to install, alter or replace solar photovoltaic or solar thermal equipment on a dwelling house or a building in the curtilage of a dwelling house.

Limitations provide that solar panels must not be more than 200mm proud of the wall or roof slope and must not form the highest part of the roof.

Also, in conservation areas and world heritage sites, solar panels were not permitted development if they were installed:

- On a wall or roof slope forming the principal or side elevation of the dwelling house and would be visible from a highway; or
- On a wall or roof slope of a building within the curtilage of the dwelling house and would be visible from a highway.

A subsequent amendment<sup>4</sup>, however, deleted the words 'or roof slope' so that solar panels can now be installed on the visible roof slopes to the front or sides of any building in a conservation area without the need for planning permission.

Clearly, this could have a significant impact on the character of some conservation areas but, because Part 40 is not on the Article 4(5) list, solar panels cannot be the

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<sup>3</sup> Part 40 was added in April 2008 by SI 2008/675

<sup>4</sup> See SI 2008/2362

subject of an Article 4(2) Direction. The control of such works would therefore, have to be by means of Article 4(1) and the sanction of the Secretary of State.

## **5.5 The existing Article 4 Directions in North Lincolnshire**

The existing Article 4 Directions were served in 1978 by the former Glanford Borough Council and apply to the following nine conservation areas, although in some only part of the conservation area is covered:

- Alkborough
- Appleby
- Barrow upon Humber
- Barton upon Humber
- Brigg
- Burton upon Stather
- Kirton in Lindsey
- New Frodingham, Scunthorpe
- Saxby All Saints

Apart from New Frodingham, these were all served in 1978 under the old General Permitted Development Order 1977. Under the old GPDO, the Secretary of State's approval had to be obtained for all Article 4 Directions, and in February 1978 a report was sent to the then Department of the Environment asking for permission. The report set out the Council's concern over the gradual erosion of the special character of the eight conservation areas by relatively small scale but incremental changes which the Council could not control as they were 'permitted development'. The DOE granted approval in March 1978 and the individual Directions were served later that month.

The Directions covered 'dwelling houses' within the protected area (maps were provided of each conservation area) and brought under planning control the following:

- The enlargement, improvement or other alteration of a dwelling house consisting of the construction of extensions not exceeding 50 cu. metres;
- Changes in window types, door types, external facing materials and roofing materials;
- The addition of a porch to any external door;
- Construction of a vehicular hardstanding within the curtilage of a dwelling house;
- Alteration or construction of any gates, fences, walls or other means of enclosure to any building (where planning permission is not already required by other legislation).

These Article 4 Directions have now been operational for over 30 years, but in some conservation areas residents are not aware of what they cover and how they affect what they can do to their properties without first obtaining planning permission. There is no published guidance on the Council's website other than a list of conservation areas affected, and residents are recommended to contact the relevant

development control officer for the area for further information. The change-over from Glanford Borough Council to North Lincolnshire Council in 1996 also means that not all of the background papers are available. North Lincolnshire Council holds a number of leaflets produced by Glanford Council for some of the conservation areas, but the numbers are limited and they are in any case out of date as some of the conservation area boundaries have been changed following the review.

## 6 CONSERVATION AREA AUDIT

### 6.1 Alkborough

- The Article 4 Direction of 1978 covers the original conservation area where nearly all of the buildings are in use as family dwellings. An area of more modern development, beyond the church to the northeast, and the landscaped area around Walcot Hall, is excluded.

Alkborough occupies a rural setting on the edge of a limestone escarpment overlooking the confluence of the River Trent and River Humber. The conservation area covers most of the village and the adjoining house and parkland of Walcot Hall. The small settlement contains St John's Church, with Anglo-Saxon masonry in the tower, and Julian's Maze, an unusual and undated landscape feature attributed to Benedictine monks. This brings tourists into the village and a café has recently been established to cater for this trade and for the increase in visitor numbers attracted to the managed retreat on Alkborough Flats. Today, there is only one listed building in the village (the church), the remaining buildings largely dating to the 19<sup>th</sup> and 20<sup>th</sup> centuries, some of which, such as the village school, were provided by the former owners of Walcot Hall.

#### Issues:

- Large number of unlisted 19<sup>th</sup> century buildings, some better preserved than others;
- Some original joinery remains, as well as the distinctive pantiled roofs;
- Chimneys and chimney pots are also important;
- A few satellite dishes on the front elevations of buildings;
- Front boundary walls appear to be relatively intact;
- A number of buildings which could merit local or even statutory listing;
- A few buildings in very poor condition.

#### Recommendations:

- Remove the existing Article 4 Direction and replace with a blanket Article 4 (2) within the same defined area as the existing Article 4 Direction;
- Items to be covered:
  - Changes to the roofs and chimneys\*;
  - Changes to the windows and doors\*;
  - The addition of a porch\*;
  - Painting of previously unpainted surfaces such as stone or brick\*;
  - Construction of a vehicular hardstanding within the curtilage of a dwelling house;
  - Alteration or construction of any gates, fences, walls or other means of enclosure to a dwelling house (where planning permission is not already required by other legislation).
- Photographic survey of each building affected on or about the day the new Article 4 Direction comes into force to aid enforcement in the future.
- Prepare publicity leaflet and provide free to all property owners, agents, etc.

*\*Planning permission is only required for changes to front elevations and roofs where they face the public highway.*

### Classes of development to the controlled by the proposed Article 4 Direction:GPDO 1995

Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location;

Part 1, Class C –The alteration of a roof slope fronting a relevant location;

Part 1, Class D – The construction of a porch to an external door that fronts a relevant location;

Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location;

Part 1, Class G – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house;

Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location;

Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

Part 31, Class B – the demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

Because most of the properties are in use as dwelling houses, it is not considered necessary to cover changes to walls and boundaries for other non-residential properties through a separate Article 4(1), which are already controlled to a degree by conservation area designation and the need to obtain planning permission for new boundaries over a certain size.

## **6.2 Appleby**

- The Article 4 Direction of 1978 covers the original conservation area, which is dominated by family dwellings.

Appleby sits on the old Roman road (Ermine Street), now called the B1207, in a rural location on the top of a limestone plateau between the valleys of the rivers Trent and Alcholme. Until the 2002 review, the conservation area's boundary was tightly drawn around Church Lane and part of the main road, but it has since been more than doubled in size to include a large detached house and its grounds to the north and an even larger area of land to the south between Beck Lane, School Lane and Church Side.

Appleby is a former estate village, the development of the village being controlled by the Winn family until their late 18<sup>th</sup> century mansion, located to the north of Appleby, burnt down in 1933. As a result of their patronage, Appleby retains a large number of extremely well detailed former estate houses and cottages, largely built between 1850 onwards using the local ironstone with clay pantiles for the roofs. Some of these are listed. Earlier single storey cottages, dating to the 17<sup>th</sup> and 18<sup>th</sup> centuries, are also evident. The church (St Bartholomew's) is 13<sup>th</sup> century. Ermine Farm remains in the north west part of the conservation area, a reminder of the time when the economy of the village relied entirely upon agriculture. Otherwise most of the buildings within the conservation area are in use as 'dwelling houses'.

#### Issues:

- A large number of well detailed 19<sup>th</sup> century estate houses and cottages, only a few of which are listed (with clear discrepancies between what is listed and what is not);
- Some new development has been allowed off School Lane which tries to copy the existing 19<sup>th</sup> century houses;
- Within the old conservation area, the existing Article 4 Direction has helped to preserve the roofs, windows and doors of the unlisted estate houses;
- A few satellite dishes on the front elevations of buildings;
- Front boundary walls appear to be relatively intact and are very important to the street scene, sometimes built from brick with decorative copings;
- Some cast iron estate railings remain;
- A large number of buildings which could merit local or even statutory listing;
- A few buildings in very poor condition.

#### Recommendations:

- Remove the existing Article 4 Direction and replace with a blanket Article 4 (2) to cover the whole of the conservation area. Items to be covered:
  - Changes to the roofs and chimneys\*;
  - Changes to the windows and doors\*;
  - The addition of a porch\*;
  - Painting of previously unpainted surfaces such as stone or brick\*;
  - Construction of a vehicular hard standing within the curtilage of a dwelling house;
  - Alteration or construction of any gates, fences, walls or other means of enclosure to a dwelling house (where planning permission is not already required by other legislation).
- Photographic survey of each building affected on or about the day the new Article 4 Direction comes into force to aid enforcement in the future.
- Prepare publicity leaflet and provide free to all property owners, agents, etc.

*\*Planning permission is only required for changes to front elevations and roofs where they face the public highway.*

Classes of development to be controlled by the proposed Article 4 Direction: GPDO 1995

Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location;

Part 1, Class C – The alteration of a roof slope fronting a relevant location;

Part 1, Class D – The construction of a porch to an external door that fronts a relevant location;

Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location;

Part 1, Class G – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house;

Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location;

Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

Part 31, Class B – The demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

Because most of the properties are in use as dwelling houses, it is not considered necessary to cover changes to walls and boundaries for other non-residential properties through a separate Article 4(1), which are already controlled to a degree by conservation area designation and the need to obtain planning permission for new boundaries over a certain size.

### **6.3 Barrow-upon-Humber**

- The Article 4 Direction of 1978 covers the original conservation area. The existing Management Proposals recommended extending the Article 4 into the parts of the conservation area that were added in 1986, as well as adding one small extension to the conservation area.

Barrow lies about two kilometers south of the river Humber on relatively flat land and a similar distance to the east of the larger settlement of Barton upon Humber. The linear conservation area stretches from north of Holy Trinity Church to the Market Place, along a long wide street, and then branches out along two extensions along Green Lane and Thornton Street. The rural setting to the conservation area, largely created as a result of the enclosures between 1797 and 1803, and shown on the original conservation area leaflet of the 1970s, has been largely lost due to modern housing development. However, some open land to the south east of the High

Street remains and must be protected as it forms an important green wedge which makes a significant contribution to the setting of the historic town.

Today Barrow contains a large number of unlisted mainly 19<sup>th</sup> century buildings in use as dwelling houses which have been identified in the 2002 Character Appraisal as having townscape importance. There are only a few listed buildings, mainly old farmhouses. Glenholm and Glenroyd in the High Street are a pair of houses of c1900 with a slate roof and decorative ground floor bay windows which are unusual in a conservation area where the use of simple vernacular forms and local materials are more common. A few buildings are in need of repair and, or, vacant. In High Street and around the former Market Place are a number of commercial buildings, mainly located in historic buildings.

#### Issues:

- Large number of unlisted historic buildings, mainly in use as dwelling houses;
- A variety of architectural styles, with some well preserved late 19<sup>th</sup> century villas or detached houses;
- A few satellite dishes on the front elevations of buildings;
- Front boundary walls and some cast iron gates are of note;
- A number of buildings which could merit local or even statutory listing;
- A few buildings in very poor condition.

#### Recommendations:

- Remove the existing Article 4 Direction and replace with a blanket Article 4 (2) to cover the whole conservation area;
- Items to be covered:
  - Changes to the roofs and chimneys\*;
  - Changes to the windows and doors\*;
  - The addition of a porch\*;
  - Painting of previously unpainted surfaces such as stone or brick\*;
  - Construction of a vehicular hardstanding within the curtilage of a dwelling house;
  - Alteration or construction of any gates, fences, walls or other means of enclosure to a dwelling house (where planning permission is not already required by other legislation).
- Photographic survey of each building affected on or about the day the new Article 4 Direction comes into force to aid enforcement in the future.
- Prepare publicity leaflet and provide free to all property owners, agents, etc.

*\*Planning permission is only required for changes to front elevations and roofs where they face the public highway.*

#### Classes of development to be controlled by the proposed Article 4 Direction: GPDO 1995

Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location;

Part 1, Class C – The alteration of a roof slope fronting a relevant location;

Part 1, Class D – The construction of a porch to an external door that fronts a relevant location;

Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location;

Part 1, Class G – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house;

Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location;

Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

Part 31, Class B – The demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

It is not considered necessary to cover painting of previously unpainted surfaces or changes to walls and boundaries for other non-residential properties through an Article 4(1), firstly because 'Barrow Village News', the main shop, is already painted, and secondly, because most of the buildings concerned sit on the back of the pavement without any boundary walls.

#### **6.4 Barton-upon-Humber**

- The Article 4 Direction of 1978 covers the original conservation area that includes the town centre from Market Lane in the south to part of Queen Street in the north.

Barton was the most important town in North Lincolnshire at the time of the Domesday Survey and is notable for its two listed churches, St Peter's (which retains Saxon fabric) and St Mary's. The town expanded rapidly in the medieval period, helped by its location close to the River Humber. Today, the Humber Bridge lies close to the western limits of the town although its great height means that its impact is not as much as might be expected.

The conservation area is large and encompasses the more commercial town centre, which is spread between Market Place, George Street, King Street and High Street, as well as residential suburbs around the edges. The high concentration of 18<sup>th</sup> and 19<sup>th</sup> century houses and cottages that line the streets, many of which are listed, provides a high quality environment. Another feature is the survival of a number of 19<sup>th</sup> century civic and religious buildings, such as Odd Fellows Hall and the Police Station. Fleetgate, the historic route to the port, is notable for its timber framed buildings of slightly earlier date, although some of the buildings are in very poor condition.

## Issues:

- Large number of unlisted 19<sup>th</sup> century buildings, mostly well preserved with original joinery;
- A number of unlisted historic buildings in commercial uses, mainly within the existing Article 4 Direction area;
- Some pockets of altered buildings outside the existing Article 4 Direction area, most notably in the northern part of Queen Street;
- The Barton Civic Society is currently drawing up proposals for statutory and local listing, and noting buildings at risk;
- Some of the buildings in Fleetgate, where repairs grants have been available in the past, are in poor condition and a further grant scheme would be welcome;
- Some vacant shops in the town centre;
- A number of visible satellite dishes, presumably unauthorised.

## Recommendations:

### *Proposed Article 4 (2) Direction:*

- Remove the existing Article 4 Direction and replace with a blanket Article 4 (2) to cover the whole conservation area;
- Items to be covered:
  - Changes to the roofs and chimneys\*;
  - Changes to the windows and doors\*;
  - The addition of a porch\*;
  - Painting of previously unpainted surfaces such as stone or brick\*;
  - Construction of a vehicular hardstanding within the curtilage of a dwelling house;
  - Alteration or construction of any gates, fences, walls or other means of enclosure to a dwelling house (where planning permission is not already required by other legislation).
- Photographic survey of each building affected on or about the day the new Article 4 Directions come into force to aid enforcement in the future;
- Prepare publicity leaflet and provide free to all property owners, agents, etc.

*\*Planning permission is only required for changes to front elevations and roofs where they face the public highway.*

## Classes of development to be controlled by the proposed Article 4 (2) Direction:

### GPDO 1995

Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location;

Part 1, Class C – The alteration of a roof slope fronting a relevant location;

Part 1, Class D – The construction of a porch to an external door that fronts a relevant location;

Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location;

Part 1, Class G – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house;

Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location;

Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

Part 31, Class B – the demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

### Discussion

Whilst this would include a large number of residential properties in streets such as Queen Street, where many of the buildings have already been adversely affected by the use of modern materials and details, the Council could include in its new Article 4 Direction leaflet an advisory note saying that the Council will not enforce retrospectively, but will encourage owners to think about using traditional materials and details when repairs/replacement becomes necessary. That way everything that may be of value is safeguarded but the residents may appreciate a more pragmatic approach to dealing with non-traditional features such as plastic windows or doors. This would also ensure that where some original joinery does survive, again, as on some of the Queen Street buildings, that the joinery is protected from future loss. It also provides residents with examples of the correct materials and details (this actually applies to all of the advice leaflets for the new Article 4 Directions).

### *Proposed Article 4 (1) Direction:*

- With the Secretary of State's approval, serve a new Article 4 (1) Direction to cover the painting of unlisted buildings which are not family dwellings;
- This would require a building-by-building survey of the whole town centre, noting individual buildings which will have to be itemised on a Schedule.

### Classes of development to be controlled by the proposed Article 4 (1) Direction:

Part 2, Class C - The painting of the exterior of any building or work.

With respect to non family property in the conservation area - it is not considered appropriate to consider *Part 2, Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure or, Part 31, Class B - The demolition of a gate, fence, wall or other means of enclosure as part of a 4(1) Direction as most if not all the properties concerned are set on the back edge of the highway.*

## 6.5 Brigg

- An Article 4 Direction of 1978 covers the original part of the conservation area however, as the direction relates to family dwellings and as there are few (if any), family dwellings in the area covered by it, the purpose of the direction is questionable.

Brigg is a small market town located on the River Ancholme, with evidence for Bronze Age settlement in the area. During the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries the town developed under the patronage of the Nelthorpe family of nearby Scawby Hall as a port and agricultural centre. Past activities include the processing of agricultural produce, the manufacture of machinery, and the provision of legal services. The long thin strips which once stretched back from the north side of Wrawby Street and were used as rope walks were truncated when the northern bypass was completed in 1993. Today the town is a popular shopping and tourism centre with a number of local specialist shops and a street market.

The conservation area is centred on Wrawby Street which ends to the west in the historic market place, and, to the east, at the junction of the Wrawby Street, Wrawby Road, Bigby Road and Bigby Street. The former Glanford Brigg Union Workhouse which once stood to the north of this junction has been replaced with a complex of modern buildings, outside the conservation area boundary. The River Ancholme passes through the western edge of the conservation area. In the older part of the town, there is a high concentration of 18<sup>th</sup> and 19<sup>th</sup> century buildings which generally lie close to the back of the pavement and are in mainly commercial uses. To the eastern suburbs are several terraces or paired late 19<sup>th</sup> or early 20<sup>th</sup> century houses, added to the conservation area following the review of 2001.

### Issues:

- High concentration of historic buildings, most of them listed;
- Brigg is an important local shopping centre but there are signs of economic decline;
- Wrawby Street has been pedestrianised which adds to its attractions, but some of the shops are vacant;
- Proliferation of A-boards on the pavements;
- Use of plastic windows in upper floors above the shops, both listed and unlisted;
- Although grant aid has been available in the past, many of the buildings are in a poor condition (e.g. cottages in Chapel Court, one of the few remaining alleyways);
- Some of the unlisted late 19<sup>th</sup> or early 20<sup>th</sup> century houses in the more recently designated part of the conservation area are of high quality and need to be protected from unsympathetic change;
- A number of satellite dishes fixed to the front face of buildings;
- United Carpets is a particularly visible modern building with extremely poor quality signage.

## Recommendations:

- Remove the existing Article 4 Direction and replace with a blanket Article 4 (2) Direction to cover the unlisted family dwellings in the whole conservation area; this would be of particular use in Queen Street, Bigby Street, Albert Street, Bigby Road and Wrawby Road.
- Items to be covered:
  - Changes to the roofs and chimneys\*;
  - Changes to the windows and doors\*;
  - The addition of a porch\*;
  - Painting of previously unpainted surfaces such as stone or brick\*;
  - Construction of a vehicular hardstanding within the curtilage of a dwelling house;
  - Alteration or construction of any gates, fences, walls or other means of enclosure to a dwelling house (where planning permission is not already required by other legislation).
- Photographic survey of each building affected on or about the day the new Article 4 Directions come into force to aid enforcement in the future;
- Prepare publicity leaflet and provide free to all property owners, agents, etc.

*\*Planning permission is only required for changes to front elevations and roofs where they face the public highway.*

## Classes of development to be controlled by the proposed Article 4 (2) Direction:

### GPDO 1995

Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location;

Part 1, Class C – The alteration of a roof slope fronting a relevant location;

Part 1, Class D – The construction of a porch to an external door that fronts a relevant location;

Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location;

Part 1, Class G – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house;

Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location;

Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

Part 31, Class B – the demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

## 6.6 Burton-on-Stather

- An Article 4 Direction was served in 1978.

Burton-on-Stather is a small former market village situated above a steep, westwards-facing slope overlooking the River Trent. The town developed under the patronage of various owners of Normanby Hall, located less than two miles to the south. The principal building is St Andrew's Church, dating in part to the 12<sup>th</sup> century. Close by is Church Farm, the farm buildings now converted into houses, the elegant former vicarage, with its listed front railings, and the Sheffield Arms, rebuilt in 1903. The High Street contains a notable mix of 17<sup>th</sup>, 18<sup>th</sup>, and 19<sup>th</sup> century buildings, of one or two storeys. Pantiled roofs, sweeping roof dormers, and a dense building form, with some private gardens visible, are the principal features. Of note is the orange colour of the pantiles, the light brown ironstone, and the various reddish brown shades of brick.

### Issues:

- Overhead cabling in some places is dominant;
- Generally both the listed and unlisted buildings appear to be relatively well preserved with few examples of the use of modern materials apart from 'Newmarket' in High Street;
- The Management Proposals for the conservation area recommended the publication of new guidance for the Article 4 Direction – this has not been done.

### Recommendation:

- Leave the existing Article 4 Direction in place - it appears to be effective and that the local community accepts the existing controls. However, it would still be advisable to prepare a new leaflet and carry out a full photographic survey every four years.

## 6.7 Crowle

- No Article 4 Direction.
- ***Identified as at risk on English Heritage's national survey.***

Crowle is located on the Isle of Axholme and was once surrounded by marshland. There is evidence for very early settlement (both Late Neolithic and Bronze Age), and Roman pottery has also been found. The oldest building is St Oswald's Church, which retains Saxon and Norman features, and the town appears to have developed after the 11<sup>th</sup> century as a trading centre. In the late Middle Ages the town declined, possibly due to the growth of Hull and the silting up of the River Don. In the 1620s the Dutch engineer Sir Cornelius Vermuyden drained the surrounding marshes, but it was not until the 18<sup>th</sup> century that a comprehensive drainage system finally provided good agricultural land. Crowle finally found some prosperity in the 19<sup>th</sup> century due

improvements to agricultural practices, although from the 1870s onwards the town went into a sharp decline as foreign competition in the meat and corn markets was coupled with bad harvests and animal diseases. Crowle started to expand as a more houses were built from the 1960s onwards, and recent improvements to the town, including a grant scheme, has resulted in a more attractive central area.

The conservation area is large and stretches from Eastoft Road in the north, along the High Street, and then ends close to the junction with Godnow Road. A small market place provides a central feature but the very large parish church is located away from the main road off Church Street. This part of the conservation area is far more open with green spaces, trees, and less traffic.

### Issues:

- Many of the unlisted houses and cottages have plastic windows, doors and modern roof materials;
- The busy traffic and narrowness of the road in places in the town centre discourages property owners from investing in their buildings;
- Some poor quality shop signage e.g. McColl's;
- Whilst the former Town Hall and the adjoining former Cross Keys Public House have both been restored, the town square itself is in need of repaving and other improvements;
- Some vacant commercial properties around the square;
- The historic buildings facing the High Street to the immediate north of the market place are in particularly poor condition;
- Some better preserved houses in Church Street and Cross Street;
- A high number of visible satellite dishes.

### Recommendations:

- Serve a new blanket Article 4 (2) to cover the whole conservation area;
- Items to be covered:
  - Changes to the roofs and chimneys\*;
  - Changes to the windows and doors\*;
  - The addition of a porch\*;
  - Painting of previously unpainted surfaces such as stone or brick\*;
  - Construction of a vehicular hardstanding within the curtilage of a dwelling house;
  - Alteration or construction of any gates, fences, walls or other means of enclosure to a dwelling house (where planning permission is not already required by other legislation).
- Photographic survey of each building affected on or about the day the new Article 4 Directions come into force to aid enforcement in the future;
- Prepare publicity leaflet and provide free to all property owners, agents, etc.

*\*Planning permission is only required for changes to front elevations and roofs where they face the public highway.*

Classes of development to be controlled by the proposed Article 4 (2) Direction:

GPDO 1995

Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location;

Part 1, Class C – The alteration of a roof slope fronting a relevant location;

Part 1, Class D – The construction of a porch to an external door that fronts a relevant location;

Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location;

Part 1, Class G – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house;

Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location;

Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

Part 31, Class B – the demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

Discussion

As in Barton-on-Humber, there are a very large number of historic buildings in Crowle that have already been heavily altered, using modern materials and details. The Council could therefore include in its new Article 4 Direction leaflet an advisory note saying that the Council will not enforce retrospectively, but will encourage owners to think about using traditional materials and details when repairs/replacement becomes necessary. That way everything that may be of value is safeguarded but the residents may appreciate a more pragmatic approach to dealing with non-traditional features such as plastic windows or doors. The serving of a new Article 4 (2) Direction is also supported by the Town Council, which will mean that there is already some local support for the additional controls which this would bring.

**6.8 Epworth**

- No Article 4 Direction.

Epworth is a small town on the Isle of Axholme and is famous as the birthplace of John Wesley and Charles Wesley, founders of the Methodist movement. The town developed on rising land and may have Saxon origins although the parish church of

St Andrew's dates to the late 12<sup>th</sup> century, with additions of the 14<sup>th</sup> and 15<sup>th</sup> centuries. The draining of the surrounding marshes by Vermuyden between 1627 and 1629 provided improved land for agriculture, and this led to the growth of the village into a small town. There is a small market place, but St Andrew's Church is located on rising ground about a quarter of a mile from it. The Old Rectory, once the home of the Wesley family, is now a museum and a centre for the World Methodist Council, and as such is an important tourism-related facility.

The conservation area is centred on the small market place from which four roads radiate. Around the edge of the conservation area the buildings are relatively dispersed, although more continuous frontages line the principal streets - High Street, Church Street and Market Place. Epworth provides a good range of shops, some of which are focused on the tourist trade. The open green space to the north of the conservation area, around and beyond St Andrew's Church, makes an important contribution to the special character of the conservation area.

#### Issues:

- Some poor quality development in the centre of the town;
- Red paint on a grade II listed building (China Palace facing the Market Place);
- Busy traffic and pressure for on-street car parking (although there is a public car park off Chapel Street);
- Some evidence of unsympathetic changes to unlisted historic buildings, although many of these are in commercial uses where controls already exist;
- Only a few unlisted buildings in use as family dwellings.

#### Recommendations:

- Serve a focused Article 4 (2) to cover unlisted family dwellings marked as 'positive' on the Townscape Appraisal Map;
- Items to be covered:
  - Changes to the roofs and chimneys\*;
  - Changes to the windows and doors\*;
  - The addition of a porch\*;
  - Painting of previously unpainted surfaces such as stone or brick\*;
  - Construction of a vehicular hardstanding within the curtilage of a dwelling house;
  - Alteration or construction of any gates, fences, walls or other means of enclosure to a dwelling house (where planning permission is not already required by other legislation).
- Photographic survey of each building affected on or about the day the new Article 4 Directions come into force to aid enforcement in the future;
- Prepare publicity leaflet and provide free to all property owners, agents, etc.

*\*Planning permission is only required for changes to front elevations and roofs where they face the public highway.*

#### Classes of development to be controlled by the proposed Article 4 (2) Direction:

GPDO 1995

Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location;

Part 1, Class C – The alteration of a roof slope fronting a relevant location;

Part 1, Class D – The construction of a porch to an external door that fronts a relevant location;

Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location;

Part 1, Class G – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house;

Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location;

Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

Part 31, Class B – the demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

## **6.9 Kirton-in-Lindsey**

- An Article 4 Direction covers the buildings in the original conservation area designation i.e. the more eastern part of the conservation area around the market square.

Kirton-in-Lindsey is located on a west-facing slope of the limestone ridge overlooking the River Trent valley that is marked by the line of the A15, a Roman road connecting Lincoln to Hull. A large Anglo-Saxon cemetery has been identified about one mile to the north. The eastern part of the town is centred on the informal Market Place with narrow streets leading off it. These are lined with mainly continuous 18<sup>th</sup> and 19<sup>th</sup> century buildings, some in commercial uses, the most notable of which is the former Town Hall (1897), now used as a bank. The western part of the conservation area is dominated by the Norman parish church of St Andrew's, which has a square 13<sup>th</sup> century, tower. Settlement around the church is more dispersed, in generally buildings are set back from the road behind front gardens. Cornwall Street contains a terrace of listed cottages with pantiled roofs and Yorkshire casements windows, good examples of the local vernacular.

### Issues:

- The Fish bar in the grade II listed building next to the Market Place;

- A relatively high number of buildings in very poor condition, including vacant commercial properties in or around the Market Place;
- The conservation area does contain a number of buildings in use as family dwellings which are either modern or of very limited historical or architectural interest;
- Visible satellite dishes;
- Some very poor quality fenestration to some of the buildings (both listed and unlisted) particularly around the Market Place (e.g. Toplis Butchers).

#### Recommendations:

- Remove the existing Article 4 Direction;
- Serve a focused Article 4 (2) to cover unlisted family dwellings marked as 'positive' on the Townscape Appraisal Map;
- Items to be covered:
  - Changes to the roofs and chimneys\*;
  - Changes to the windows and doors\*;
  - The addition of a porch\*;
  - Painting of previously unpainted surfaces such as stone or brick\*;
  - Construction of a vehicular hard standing within the curtilage of a dwelling house;
  - Alteration or construction of any gates, fences, walls or other means of enclosure to a dwelling house (where planning permission is not already required by other legislation).
- Photographic survey of each building affected on or about the day the new Article 4 Directions come into force to aid enforcement in the future;
- Prepare publicity leaflet and provide free to all property owners, agents, etc.

*\*Planning permission is only required for changes to front elevations and roofs where they face the public highway.*

#### Classes of development to be controlled by the proposed Article 4 (2) Direction:

##### GPDO 1995

Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location;

Part 1, Class C – The alteration of a roof slope fronting a relevant location;

Part 1, Class D – The construction of a porch to an external door that fronts a relevant location;

Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location;

Part 1, Class G – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house;

Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location;

Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

Part 31, Class B – the demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

## **6.10 New Frodingham**

- Existing Article 4 (1) Direction served in the mid 1990s covers both front and back elevations, roofs, form and colour of doors.

New Frodingham forms part of the larger conurbation of Scunthorpe along with the older villages of Brumby, Ashby and Crosby. Iron ore was discovered in Frodingham in 1859 and the first furnace was established by 1864. By 1871 the local population had risen to 2,422 and was to rise to 11,167 by 1901, about ten years after steel production began. New Frodingham was developed from the 1880s onwards to provide accommodation for the workers and was conceived as a new town with community facilities incorporating a chapel, school, library and institute. The houses are laid on in a grid pattern (Trent Street, Cliff Street, and north of Rowland Road) and were built in terrace form, using local red brick and clay pantiled roofs. Simple boarded front doors and Yorkshire casement windows are of note. Having fallen into a state of disrepair, a comprehensive scheme in the mid 1990s restored the buildings and the Article 4 (1) Direction was served to ensure that the buildings (backs and fronts) were protected from unsuitable alterations after this restoration work was completed.

### Issues:

- Despite the provision of cable TV, many of the houses have satellite dishes on the front or rear elevations (depending on orientation), the dishes on the front elevations being particularly visible;
- Part of the school is boarded up and 'at risk';
- Some of the mid 1990s landscaping is in need of attention, particularly planters, trees and paving;
- Litter needs to be cleaned up and litter bins provided and regularly emptied.
- Street signage is in need of urgent attention;
- The back yards which were created to provide car parking have worked well, but a proliferation of wheelie bins, debris and general mess needs to be addressed;
- The windows in many of the cottages have not been regularly painted and are rotting;
- A variety of different fences have been erected behind the original brick walls to enclose the back gardens;

- Graffiti on some of the buildings and boundary walls;
- New cottages have been added on the edges of the conservation area which fail to copy the historic details of the original buildings (Cliff Street);
- The former public house called 'The Queens' is boarded up and 'at risk';
- The former institute, now the Coronation Club, has not been cared for very sympathetically with bricked-up openings, a concrete tile roof and modern entrance doors.

#### Recommendations:

- Leave the existing Article 4 (1) Direction in place as it has worked well;
- Consider the provision of a guidance leaflet for property owners and tenants, explaining the history of the area and the Article 4 (1) Direction implications;
- Encourage owners to repair and redecorate their windows before wholesale replacement becomes necessary (note – the existing windows were all replaced in the mid 1990s so these windows are not historic);
- Satellite dishes – encourage owners to use the cable TV option rather than a satellite dish, and consider whether enforcement might be appropriate;
- Consider a number of environmental improvements and long-term management issues.

### **6.11 Normanby**

- No Article 4 Direction.

Normanby is a relocated estate village to the north of Scunthorpe, just over a mile to the north east of Flixborough. The original village was in a parkland setting closer to Normanby Hall. This is a house of 1825-30 designed by Sir Robert Smirke to replace a much earlier building. Prior to this however, the parkland was enclosed and the village was moved closer to the Home Farm. It retains some 18<sup>th</sup> century single storey stone "estate" cottages with steeply pitched pantiled roofs. These are now listed grade II. A number of unlisted paired workers' houses, slightly too large to be called cottages, were built at the end of the 19<sup>th</sup> century using red brick with stone dressings. One of these is dated 1895, and further along the road, an Estate Office of 1909 provides an example of a well-detailed Queen Anne Revival style building. Around the corner, some single storey estate 'bungalows' of a similar date are also of note. Other features that justify the conservation area designation include its countryside setting; the attractive front gardens, stone boundary walls, and the well cared for front hedges.

#### Issues:

- All of the unlisted estate houses windows have already been replaced in plastic, but the original openings have been kept, and the overall pattern and method of opening replicated to a reasonable degree;
- Most of the roofs which were originally covered in machine clay tiled or clay pantiles, have been replaced using concrete tiles;
- Otherwise, these buildings are well preserved.

## Recommendations:

- Serve a new blanket Article 4 (2) to cover the whole conservation area;
- Items to be covered:
  - Changes to the roofs and chimneys\*;
  - Changes to the windows and doors\*;
  - The addition of a porch\*;
  - Painting of previously unpainted surfaces such as stone or brick\*;
  - Construction of a vehicular hardstanding within the curtilage of a dwelling house;
  - Alteration or construction of any gates, fences, walls or other means of enclosure to a dwelling house (where planning permission is not already required by other legislation).
- Photographic survey of each building affected on or about the day the new Article 4 Directions come into force to aid enforcement in the future;
- Prepare publicity leaflet and provide free to all property owners, agents, etc.

*\*Planning permission is only required for changes to front elevations and roofs where they face the public highway.*

## Classes of development to be controlled by the proposed Article 4 (2) Direction:

### GPDO 1995

Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location;

Part 1, Class C – The alteration of a roof slope fronting a relevant location;

Part 1, Class D – The construction of a porch to an external door that fronts a relevant location;

Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location;

Part 1, Class G – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house;

Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location;

Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

Part 31, Class B – the demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

## Discussion:

Although the original windows in most of the buildings have been lost, it is still considered necessary to remove the permitted development rights allowed under *Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location*, to ensure that the existing front doors (some of which appear to be original) are protected. This would also allow the Council to have some control over the windows when the present plastic windows need to be replaced.

## 6.12 Old Crosby

- No Article 4 Direction.

Old Crosby is one of the original villages (along with Frodingham, Brumby, and Ashby) which now make up the modern conurbation of Scunthorpe. The conservation area encompasses a short section of the main road (called 'Old Crosby') which runs through a built-up area of 19<sup>th</sup> century terraced housing (to the south) with some more mixed development and open space (to the north). This short section of street includes a terrace of similar red brick houses on the south side of the road dating to between 1900 and 1925. Some of these retain their original slate roofs and square ground floor bay windows. On the north side of the road, the houses are more mixed with earlier development including mid 19<sup>th</sup> century stone houses with brick dressings, or slightly earlier brick houses with sash windows. Some properties on the north side also retain their low stonewalls, which are important to the street scene.

### Issues:

- Whilst many of the houses have been affected by the use of plastic windows, modern roofing materials and no longer have original front doors, it is considered that sufficient original fabric remains to make an Article 4 (2) Direction worth while;
- A number of visible satellite dishes on the front elevations.

### Recommendations:

- Serve a focused Article 4 (2) to cover unlisted family dwellings marked as 'positive' on the Townscape Appraisal Map;
- Items to be covered:
  - Changes to the roofs and chimneys\*;
  - Changes to the windows and doors\*;
  - The addition of a porch\*;
  - Painting of previously unpainted surfaces such as stone or brick\*;
  - Construction of a vehicular hardstanding within the curtilage of a dwelling house;
  - Alteration or construction of any gates, fences, walls or other means of enclosure to a dwelling house (where planning permission is not already required by other legislation).

- Photographic survey of each building affected on or about the day the new Article 4 Directions come into force to aid enforcement in the future;
- Prepare publicity leaflet and provide free to all property owners, agents, etc.

*\*Planning permission is only required for changes to front elevations and roofs where they face the public highway.*

Classes of development to be controlled by the proposed Article 4 (2) Direction:

GPDO 1995

Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location;

Part 1, Class C – The alteration of a roof slope fronting a relevant location;

Part 1, Class D – The construction of a porch to an external door that fronts a relevant location;

Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location;

Part 1, Class G – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house;

Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location;

Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

Part 31, Class B – the demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

## 6.13 Redbourne

- No Article 4 Direction.

Redbourne is a former estate village. It lies on the limestone ridge to the east of the A15 Lincoln to Hull road. The village developed under the patronage of the Dukes of St Albans, and has a spacious layout along a gently curving road diversion and associated green. It is notable for its many mature trees and for the small stream, pond and Red Lion Public House at the centre of the village. Close by, St Andrew's Church dates to the 13<sup>th</sup> century although it was partially rebuilt in 1772-4, and the spire was partially replaced in 1785. The houses in the village are a pleasing mix of local vernacular styles (single storey with pantiled roofs) with red brick cottages and houses of the 19<sup>th</sup> century. Of note are the pairs of estate cottages of c1880 that can be seen in three locations. Two listed stone-built stables stand opposite each other with formal Georgian facades, one of which has been badly altered in the past.

### Issues:

- The protection of the rural character of the village;
- The protection of the unlisted cottages and houses which together contribute to the character of the conservation area;
- Some of the buildings appear to be somewhat neglected, particularly the listed stables.

### Recommendations:

- Serve a new blanket Article 4 (2) to cover the whole conservation area;
- Items to be covered:
  - Changes to the roofs and chimneys\*;
  - Changes to the windows and doors\*;
  - The addition of a porch\*;
  - Painting of previously unpainted surfaces such as stone or brick\*;
  - Construction of a vehicular hard standing within the curtilage of a dwelling house;
  - Alteration or construction of any gates, fences, walls or other means of enclosure to a dwelling house (where planning permission is not already required by other legislation).
- Photographic survey of each building affected on or about the day the new Article 4 Directions come into force to aid enforcement in the future;
- Prepare publicity leaflet and provide free to all property owners, agents, etc.

*\*Planning permission is only required for changes to front elevations and roofs where they face the public highway.*

## Classes of development to be controlled by the proposed Article 4 (2) Direction:

GPDO 1995

Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location;

Part 1, Class C – The alteration of a roof slope fronting a relevant location;

Part 1, Class D – The construction of a porch to an external door that fronts a relevant location;

Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location;

Part 1, Class G – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house;

Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location;

Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

Part 31, Class B – the demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

### **6.14 Saxby-All-Saints**

- Article 4 Direction served in 1978.

Saxby-All-Saints is an attractive estate village located at the base of a west facing slope which marks the edge of the flat River Ancholme valley. All Saints Church was built in 1845-9 by Sir George Gilbert Scott although the tower was added later. Saxby Hall is close by, a much extended though modestly sized house which lies along the road and dates to the late 18<sup>th</sup> and 19<sup>th</sup> centuries. The village contains a high number of well detailed listed and unlisted historic houses and cottages, many with clay pantiled roofs. These are built from both stone and brick. A few late 19<sup>th</sup> century brick houses remain, very similar to the estate houses in Normanby.

#### Issues:

- Some of the buildings require some repair/redecoration;
- The exact constraints of the existing Article 4 Direction is not known about by some residents;
- Generally though the Article 4 Direction seems to be working well.

### Recommendations:

- Leave the existing Article 4 Direction in place - it appears to be effective and the existing controls appear accepted by the local community. However, it would still be advisable to prepare a new leaflet and carry out a full photographic survey every four years.

### **6.15 Scawby**

- No Article 4 Direction.

Scawby lies to the south west of Brigg on undulating countryside which characterises the limestone ridge between Brigg and Scunthorpe. A well preserved estate village, it developed from the 17<sup>th</sup> century under the patronage of successive owners of Scawby Hall, an early 17<sup>th</sup> century house which lies to the north east of the village. The conservation area is notable for its mix of stone cottages and houses, mostly dating to the 18<sup>th</sup> and early 19<sup>th</sup> centuries, and the later 19<sup>th</sup> or even early 20<sup>th</sup> century brick structures which can also be seen within the village. Some of the former farm buildings have been converted into homes. A number of extremely well detailed 19<sup>th</sup> century buildings remain which were provided by the estate, most notably the former school, with its 'tumbled' white and red brick gables. Local facilities include a popular public house and St Hybald's Church, a mainly 19<sup>th</sup> century building which retains its medieval tower.

### Issues:

- Some of the farm buildings are in poor condition;
- Modern windows in both listed and listed buildings;
- New development (Orchard Lane) has been carefully designed but the layout of the street and the orientation of the buildings around a cul-de-sac does not relate to the historic form of development;
- Some rather drastic tree pruning in places.

### Recommendations:

- Serve a new blanket Article 4 (2) to cover the whole conservation area;
- Items to be covered:
  - Changes to the roofs and chimneys\*;
  - Changes to the windows and doors\*;
  - The addition of a porch\*;
  - Painting of previously unpainted surfaces such as stone or brick\*;
  - Construction of a vehicular hardstanding within the curtilage of a dwelling house;
  - Alteration or construction of any gates, fences, walls or other means of enclosure to a dwelling house (where planning permission is not already required by other legislation).
- Photographic survey of each building affected on or about the day the new Article 4 Directions come into force to aid enforcement in the future;
- Prepare publicity leaflet and provide free to all property owners, agents, etc.

*\*Planning permission is only required for changes to front elevations and roofs where they face the public highway.*

Classes of development to be controlled by the proposed Article 4 (2) Direction:

GPDO 1995

Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location;

Part 1, Class C – The alteration of a roof slope fronting a relevant location;

Part 1, Class D – The construction of a porch to an external door that fronts a relevant location;

Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location;

Part 1, Class G – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house;

Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location;

Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

Part 31, Class B – the demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

## **6.16 Winteringham**

- No Article 4 Direction.

Winteringham is located just inland from the River Humber estuary, very close to a Roman settlement which marked the end of Ermine Street where it crossed over the River Humber towards Hull. The present village is in two distinct parts, on a west-east axis. At the east end is the older part of the village, grouped around the 11<sup>th</sup> century All Saints church which retains some reused Roman masonry. To the east is a new planned market town, probably of the 13<sup>th</sup> century, with a main north-south axis on High and Low Burgage and a market off High Burgage. The village retains a mixture of historic buildings with some modern infill, as well as farm buildings, which front the main streets. There are few listed buildings but many 'positive' unlisted buildings.

Issues:

- A high proportion of the unlisted buildings have already lost their original windows and roof materials;
- Front boundaries (railings, or brick and stone walls) need to be protected;
- Overhead cables are obtrusive;
- Some satellite dishes on front elevations.

#### Recommendations:

- Serve a focused Article 4 (2) to cover unlisted family dwellings marked as 'positive' on the Townscape Appraisal Map;
- Items to be covered:
  - Changes to the roofs and chimneys\*;
  - Changes to the windows and doors\*;
  - The addition of a porch\*;
  - Painting of previously unpainted surfaces such as stone or brick\*;
  - Construction of a vehicular hardstanding within the curtilage of a dwelling house;
  - Alteration or construction of any gates, fences, walls or other means of enclosure to a dwelling house (where planning permission is not already required by other legislation).
- Photographic survey of each building affected on or about the day the new Article 4 Directions come into force to aid enforcement in the future;
- Prepare publicity leaflet and provide free to all property owners, agents, etc.

*\*Planning permission is only required for changes to front elevations and roofs where they face the public highway.*

#### Classes of development to be controlled by the proposed Article 4 (2) Direction:

##### GPDO 1995

Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location;

Part 1, Class C – The alteration of a roof slope fronting a relevant location;

Part 1, Class D – The construction of a porch to an external door that fronts a relevant location;

Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location;

Part 1, Class G – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house;

Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location;

Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

Part 31, Class B – the demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

## **6.17 Winterton**

- No Article 4 Direction.

Winterton is located to the immediate west of Ermine Street and before the development of Scunthorpe, was the principal settlement in this part of Lincolnshire. Most of the historic buildings in the town centre relate to the late 18<sup>th</sup> or early to mid 19<sup>th</sup> century, and focus on the triangular-shaped market place (now called Market Street), with the 11<sup>th</sup> century church (All Saints) close by. A Police Station and Court House in South Street dates to 1853, and was built just before Winterton was overtaken by Scunthorpe as the most important settlement in the area. High Street, King Street, West Street, South Street and Park Street, all contain some good historic buildings, many of them listed, but beyond these more historic streets (and the conservation area boundary) the buildings are mainly 20<sup>th</sup> century and of little interest.

### Issues:

- Some of the buildings are in a poor state of repair;
- Some poor quality shopfronts and some poorly designed, dominant signage;
- Some vacant commercial buildings;
- Many of the historic buildings, both listed and unlisted, have been subject to unsympathetic alterations;
- The area close to the church would benefit from an environmental improvement scheme;
- Visible satellite dishes on some of the buildings;
- High stone boundary walls in places are particularly important to the street scene

### Recommendations:

- Serve a focused Article 4 (2) to cover unlisted family dwellings marked as 'positive' on the Townscape Appraisal Map;
- Items to be covered:
  - Changes to the roofs and chimneys\*;
  - Changes to the windows and doors\*;
  - The addition of a porch\*;
  - Painting of previously unpainted surfaces such as stone or brick\*;
  - Construction of a vehicular hard standing within the curtilage of a dwelling house;

- Alteration or construction of any gates, fences, walls or other means of enclosure to a dwelling house (where planning permission is not already required by other legislation).
- Photographic survey of each building affected on or about the day the new Article 4 Directions come into force to aid enforcement in the future;
- Prepare publicity leaflet and provide free to all property owners, agents, etc.

*\*Planning permission is only required for changes to front elevations and roofs where they face the public highway.*

Classes of development to be controlled by the proposed Article 4 (2) Direction:

GPDO 1995

Part 1, Class A – The enlargement, improvement or other alteration of a dwelling house, where any part would front a relevant location;

Part 1, Class C – The alteration of a roof slope fronting a relevant location;

Part 1, Class D – The construction of a porch to an external door that fronts a relevant location;

Part 1, Class F – Provision of a hard surface within the curtilage of a dwelling house where it would front a relevant location;

Part 1, Class G – The erection, alteration or removal of a chimney on a dwelling house or a building within the curtilage of a dwelling house;

Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location;

Part 2, Class C – The painting of the exterior of any part of a building fronting a relevant location provided it is a dwelling house or a building in the curtilage of a dwelling house.

Part 31, Class B – the demolition of the whole or any part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a relevant location.

## 7 RECOMMENDATIONS

### 7.1 Article 4 Directions

A summary of the proposed actions relating to Article 4 Directions in North Lincolnshire is enclosed at Appendix 1 *Spreadsheet summary of recommendations*. They are based on survey work in each conservation area and follow discussions with conservation staff at the Council.

The successful implementation of these recommendations depends on the following:

- The engagement with, and support of, the local community, through the production of publicity material and through full public consultation and engagement;
- The production of an Article 4 Direction leaflet for each conservation area, which should be distributed to property owners;
- The use of the regular (at least every four years) photographic surveys to monitor change in the conservation areas concerned;
- The use of the Council's enforcement powers, where appropriate;
- The possible use of grant aid to help property owners with the additional costs of traditional materials;
- The use of the Council's website to promulgate work being done on the conservation areas, including copies of the adopted Supplementary Guidance and associated mapping;
- A review of the recommendations put forward in the Management Proposals should also be carried out on a regular basis;
- The production of a new Local List (see below) for each Parish/Ward would provide an opportunity of engaging the local community and would raise the profile of the importance of heritage assets and their conservation.

It is accepted that some of the conservation areas contain buildings that have already been altered in an unsympathetic way, and in some locations it may appear that these alterations have gone too far. However how long it takes to bring conservation areas back to a more satisfactory appearance, it must be accepted that conservation management is a long-term commitment and it could be said that it is never too late to start. The fact that the 1978 Article 4 Directions have been relatively successful in preventing the conservation areas concerned becoming too altered, is a testament to the Council's decision to put them in place to start with.

**NOTE ON THE REPLACEMENT WINDOWS AND DOORS** – Following from the above, the removal of PD rights under Part 1 Class A of the GPDO would bring the replacement of existing windows and doors which front a highway, private road or open space under control. To retain or enhance character and appearance original pattern windows and doors should be renovated and retained where at all possible. The council has however, identified numerous dwellings as of *townscape merit*. On these replacement doors and windows should be of traditional construction, design

and materials, similar to those originally used and sympathetic to the building as a whole.

In several conservation areas the use of PVCu in particular to replace traditional window and door forms is well advanced however. Whether the dwelling is of townscape merit or not, where PVCu and/or aluminium windows and doors already exist, the council's policy stance is to take a more *pragmatic* view toward window/door replacements. Generally the policy seeks to encourage the use of wooden windows and doors to historic patterns in keeping with the age of the dwelling/building. Where this is not likely, it will encourage homeowners to use designs in plastic or metal that more closely reflect historic designs. The council will therefore, emphasise the importance of townscape merit buildings; control changes to windows and doors on these buildings where this is possible and practical and, elsewhere, seek to influence owner choices in line with the character of these special areas.

## 7.2 Other initiatives

North Lincolnshire council could also undertake further initiatives to raise conservation standards and the profile of the work the council are undertaking on conservation area management. This might include:

- The provision of a 'Local List' for each conservation area, possibly using local school children or local amenity societies/groups;
- The provision of a local history leaflet for each conservation area;
- The provision of other advisory leaflets on such topics as listed buildings or the use of traditional materials;
- The holding of public meetings to discuss these initiatives and to gauge public opinion (probably best undertaken as part of the Article 4 Direction exercise).

There appears to be some lack of consistency concerning the need or otherwise for planning permission to be obtained for works to property other than family dwellings e.g. commercial premises; flats; houses in multiple occupation; property in mixed uses. It was noted for example that, on mixed-use property (commercial with a flat above) changes to modern window forms using modern material appear common. In other cases it appeared that changes in roofing material had not been controlled allowing for a proliferation of concrete tiles.

On such property there are few permitted development rights and the need for planning permission for what otherwise may be termed minor works, is dependant upon the council assessing whether any change amounts to a material change in the external appearance of the property concerned. It is suggested that a list of works considered to result in a potential for a material change could be developed and adopted to inform this assessment.

## **8 RESOURCES AND PROGRAMMING**

This report recommends a series of actions for North Lincolnshire council to undertake which due to staff resources will need to be undertaken on a phased programme. The council will need to agree which conservation areas are in most urgent need of attention – a logical priority would be to bring forward the new Article 4 (2) Directions where no controls currently exist. Realistically it will probably take 4-5 years to work through all of the 17 conservation areas with the attendant need for public consultation, publicity material, and general administrative work.

It will also be necessary to engage borough, town and parish councillors, representatives from local amenity groups (where they exist), and local residents in the process. Again, the use of the house-to-house leaflets and the council's website will help with this process. In this respect the development of a Heritage Environment Register (HER) is likely to be a sound vehicle to promote and develop community engagement and involvement in heritage issues. The council already has a successful community archaeology programme based upon the museum, which has attracted numerous volunteers. It may be possible to develop this volunteering further with a series of projects run through the HER based upon the surveying of and for historic assets.

## **9 CONCLUSIONS**

This report recommends a fundamental shift in the council's commitment to 'preserving and enhancing' its conservation areas but will require additional staff time, member-level commitment, and most importantly, the support of the local community. The production of a detailed programme is the first step towards achieving this goal, followed by the engagement of councillors and the community at large.



## APPENDICES

### Appendix 1 Spreadsheet summary of recommendations

#### NORTH LINCOLNSHIRE CONSERVATION AREAS

##### Summary of Proposals August 2010

No.	Conservation Area	Existing Article 4	Recommendation	Special comments	Items to be covered
1	Alkborough	Existing Article 4	Remove existing Article 4 and serve blanket Article 4 (2)		Chimneys; roof materials; external pipework; windows; doors; porches; front gardens; front boundaries
2	Appleby	Existing Article 4	Remove existing Article 4 and serve blanket Article 4 (2)		Chimneys; roof materials; external pipework; windows; doors; porches; front gardens; front boundaries
3	Barrow-upon-Humber	Existing Article 4	Remove existing Article 4 and serve blanket Article 4 (2)		Chimneys; roof materials; external pipework; windows; doors; porches; front gardens; front boundaries

4	Barton-upon-Humber	Existing Article 4	Remove existing Article 4 (1) and serve blanket Article 4 (2)	BAR, Local List and Stat List being considered by local Civic Society	Chimneys; roof materials; external pipework; windows; doors; porches; front gardens; front boundaries
5	Brigg	Existing Article 4	Remove existing Article 4 and serve blanket Article 4 (2)		Chimneys; roof materials; external pipework; windows; doors; porches; front gardens; front boundaries
6	Burton-upon-Stather	Existing Article 4	Leave as it is	Existing Article 4 Direction is working well so leave it as it is	
7	Crowle	None	Serve blanket Article 4 (2)	Consider grant aid to assist owners (applies in principle to all the CAs where Article 4 Directions are in place) - the Town Council supports this action	Chimneys; roof materials; external pipework; windows; doors; porches; front gardens; front boundaries
8	Epworth	None	Consider focused Article 4 (2) on 'positive' residential buildings only		Chimneys; roof materials; external pipework; windows; doors; porches; front gardens; front boundaries
9	Kirton-in-Lindsey	Existing Article 4	Consider focused Article 4 (2) on 'positive' residential buildings only		Chimneys; roof materials; external pipework; windows; doors; porches; front gardens; front boundaries

10	New Frodingham	Existing Article 4	Leave as it is	Need to control backs and as well as fronts so Article 4 (1) needed.	
11	Normanby	None	Serve blanket Article 4 (2)	Estate village where almost all of the windows are upvc but otherwise well preserved.	Chimneys; roof materials; external pipework; doors; porches; front gardens; front boundaries
12	Old Crosby	None	Serve focused Article 4 (2) on 'positive' residential buildings only	Buildings are very altered but roofs and front boundaries are better preserved	Chimneys; roof materials; external pipework; doors; porches; front gardens; front boundaries
13	Redbourne	None	Serve blanket Article 4 (2)		Chimneys; roof materials; external pipework; windows; doors; porches; front gardens; front boundaries
14	Saxby-All-Saints	Existing Article 4	Leave as it is - produce new guidance.	Well preserved estate village	
15	Scawby	None	Serve blanket Article 4 (2)	Well preserved estate village	Chimneys; roof materials; external pipework; windows; doors; porches; front gardens; front boundaries

16	Winteringham	None	Serve focused Article 4 (2) on 'positive' residential buildings only	Chimneys; roof materials; external pipework; windows; doors; porches; front gardens; front boundaries
17	Winterton	None	Serve focused Article 4 (2) on 'positive' residential buildings only	Chimneys; roof materials; external pipework; windows; doors; porches; front gardens; front boundaries



## **Appendix 2 PROPOSED CRITERIA FOR LOCAL LISTING**

### **1 Purpose of a Local List**

Buildings that are listed nationally are protected by law. They tend to be buildings of higher quality and generally date from before 1840. The purpose of a Local List is to identify locally significant buildings and other features which may not be considered eligible for statutory listing.

### **2 The effect of local listing**

The protection of buildings or other features which are Locally Listed can be achieved through policies in the Local Plan, or in a Supplementary Planning Document in the emerging LDF for North Lincolnshire Council. The identification of these special buildings or features is also best achieved through consultation with local communities, giving them 'ownership' of the Local List and helping to inform and enlighten local knowledge.

Although there is no statutory protection for such buildings, local listing can be a material consideration to be taken into account in determining planning applications.

### **3 Principles of selection**

Locally listed buildings or structures are those which make a special contribution to the history, appearance, character, and cultural value of North Lincolnshire District. They include the following:

- Buildings which have qualities of age, style, materials and detailing;
- Buildings which relate to the industrial development of an area, including transport;
- Well detailed historic shopfronts;
- Groups of farm buildings where they retain their historic layout, materials and details;
- Examples of late 19<sup>th</sup> or 20<sup>th</sup> century social housing, including estate workers' cottages;
- Historic street furniture including seats, signage, post boxes, bollards, or street lighting;
- Historic structures such as horse troughs, pumps, or wells;
- Notable walls, railings or street surfaces;
- Historic sites, where scheduling as an 'Ancient Monument' is not appropriate;
- Other features which have historical or cultural significance, perhaps by association with a famous person or event.

They should all survive in a clearly recognisable form, with their historic features and layouts still present. Some selection of the better examples of these buildings or structures will be necessary, so in some cases the most authentic and interesting of a group of buildings may be locally listed, rather than the whole group. It is likely that

most of the entries will date from the mid-19<sup>th</sup> to the mid-20<sup>th</sup> century, but recent buildings of outstanding quality could be considered.

### **Appendix 3 EXAMPLE OF PROPOSED PUBLICITY LEAFLET FOR AN ARTICLE 4 DIRECTION**

#### **NORTH LINCOLNSHIRE CONSERVATION AREAS - ARTICLE 4(2) DIRECTIONS.**

An Article 4(2) Direction for the xxx Conservation Area came into force on the xxx. The limits of the Direction are shown on the accompanying map. North Lincolnshire Council considers that the Direction is necessary to safeguard the special architectural and historic interest of the conservation area, and its main aim is to ensure that property owners do not spoil their buildings by inappropriate alterations. Most particularly, the Direction seeks to encourage the use of traditional materials and details throughout the whole conservation area. Planning applications made as a result of the Direction do not require a planning fee to be paid.

The Direction removes permitted development rights for family dwellings, requiring applications for planning permission for a range of alterations and minor extensions that would normally be uncontrolled. Different legislation exists for flats, commercial properties, institutions, listed buildings and scheduled monuments, where stricter controls already apply.

Article 4(2) Directions are made under the General Permitted Development Order 1995, and as subsequently amended. Each Direction is accompanied by a Schedule that specifies the various changes to family dwellings, which will now require planning permission. For the xxx Conservation Area, North Lincolnshire Council has now brought under planning control the following:

- (i) All extensions of whatever size including porches on the front\* of the building;
- (ii) Changing roof materials or chimneys, and the insertion of rooflights on the front-facing\* roofslope;
- (iii) Replacing windows or doors on the front\* elevation;
- (iv) The provision of a hardstanding (i.e. a parking area) within the curtilage of the house;
- (v) The erection of a wall, gate, or other means of enclosure facing the front\*;
- (vi) The demolition of a wall, fence or gate facing the front\*.

(\**Front* means facing a public highway, private road or waterway.)

A copy of the detailed "Schedule", the legal document which accompanies the Article 4(2) Direction, can be obtained from (fill in contact details)

The effect of an Article 4(2) Direction means that certain alterations to family dwellings, which previously have been undertaken under 'permitted development', now require planning permission. However, the restrictions as to what can and what cannot be built without planning permission are complex and property owners are encouraged to contact the Council before commencing work.

Alterations, improvements and extensions to buildings and to the setting of buildings within the Conservation Area should respect the character and historical context of the property and surroundings through the use of traditional materials and historically correct design. In addition to the constraints placed upon householder development by Conservation Area status, the following constraints outlined below apply to areas covered by an Article 4(2) Direction.

**HOUSE EXTENSIONS** – The enlargement, improvement or other alteration of a dwelling house including entrance porches, any part of which fronts a highway, private road or open space, shall require planning permission. Permission is not required for the painting of a dwelling house.

**ROOFS** – A planning application is required for alterations to a roof slope which fronts a highway, private road or open space, including a change in the roof material, the addition or alteration of a chimney (including partial or total demolition) and the insertion of roof lights. Dormer windows already require planning permission under separate legislation. Traditional materials such as clay pantiles or slate, sympathetic with existing roof coverings, should be used in preference to concrete tiles or reconstituted alternatives. Rooflights of traditional appearance, designed specifically for Conservation Areas, are preferred.

**REPLACEMENT WINDOWS AND DOORS** – The replacement of existing windows and doors which front a highway, private road or open space now require planning consent. Original windows and doors should be renovated and retained where at all possible. The council has identified numerous dwellings as of *townscape merit*. On these replacement doors and windows should be of traditional construction, design and materials, similar to those originally used and sympathetic to the building as a whole.

Whether the dwelling is not of townscape merit or where PVCu and/or aluminum windows and doors already exist, the council will take a more *pragmatic* view. Generally it will seek to encourage the use of wooden windows and doors to historic patterns in keeping with the age of the dwelling. Where this is not likely it will encourage homeowners to use designs in plastic or metal that more closely reflect historic designs. The council will therefore, make its decisions on applications within the context of the impact that any change may have upon the character of the building and/or, the character and appearance of the conservation area.

**HARDSTANDING** – Planning permission will be required for the provision of a hardstanding within the curtilage of a dwelling house. Permission may also be required from the Highways Authority to create a crossover to the adjoining public road.

**GATES AND FENCES** – The erection, construction, improvement or alteration of a gate, wall or other means of enclosure fronting a highway, private road or open

space, now requires planning permission. The demolition of the whole or any part of a gate, wall or other means of enclosure fronting a highway, private road or open space, will also require planning approval.