

Article 4 Direction - Stamford Conservation Area

This page provides information about the Article 4 Direction in the Stamford Conservation Area which came into force on 1st December 2018.

Article 4 Directions:

Planning legislation allows owners to make certain changes to their property without requiring planning permission. This is commonly known as 'permitted development' and covers a wide range of works. Permitted development rights vary depending on the type of property, whether it is a house, flat or commercial building.

In a conservation area, permitted development includes:

Replacing windows and doors

Removing chimneys

Painting external walls any colour

Adding a porch

Demolishing front boundary walls, railings and fences which are under 1.0m in height

Erecting front boundary walls, railings and fences which are under 1.0m in height

Replacing the front garden with a hard surface

Installing solar panels on a front wall or roof slope

Installing roof lights in a front roof slope

Cumulatively such changes can significantly alter the character and appearance of a Conservation Area

The Stamford Conservation Area Article 4 Direction covers unlisted residential and commercial buildings in the Stamford Conservation Area.

Categories of Permitted Development that are included in the Article 4 Direction for unlisted buildings in Stamford Conservation Area.

Within the Stamford Conservation Area, in the case of unlisted dwelling houses and commercial properties, the following permitted development rights are removed. These relate to the rights under Schedule 2, Part 1, Classes A, B, C, D, E, F and H, Part 2 Classes A and C, Part 11, Class C, Part 14 Classes A, E, F, J, N and O, Part 16, Classes B and C of the GPDO 2015 and refer to:

the erection, alteration or removal of a chimney or flue on a dwelling house, or on a building within the curtilage of a dwelling house.

And any of the following permitted development rights for development which would be facing onto and visible from a highway, footpath or open space:

the enlargement, improvement or other alteration of a dwelling house (including alterations to windows, doors, stone and brickwork);

any alteration of the roof of a dwelling house;

the erection or construction of a porch outside an external door of a dwelling house;

the provision within the curtilage of a dwellinghouse of any building, enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure;

the provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such;

the installation, alteration or replacement of a satellite antenna on a building;

the replacement of cast iron guttering with plastic, or the addition of new guttering and down pipes;

the erection, alteration or demolition of the whole or any part of any gate, fence, wall or other means of enclosure within the curtilage of a building;

the painting of the exterior of a building or a building or enclosure within the curtilage of the building; and

the installation, alteration or replacement of solar photovoltaic (solar panels) or other solar thermal equipment.

Details and Relevant Regulations

This relates to development comprised within Class of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 and not being development comprised within any other Class, and removes permitted development rights for this type of development from the date when the direction came into force. The direction does not apply to development which received prior approval before the date on which the direction came into force and where that development is completed within three years of the prior approval date.

For further information on Article 4 Directions refer to the Planning Portal: https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2

or

Historic England's website: <https://historicengland.org.uk/advice/hpg/historic-environment/article4directions>