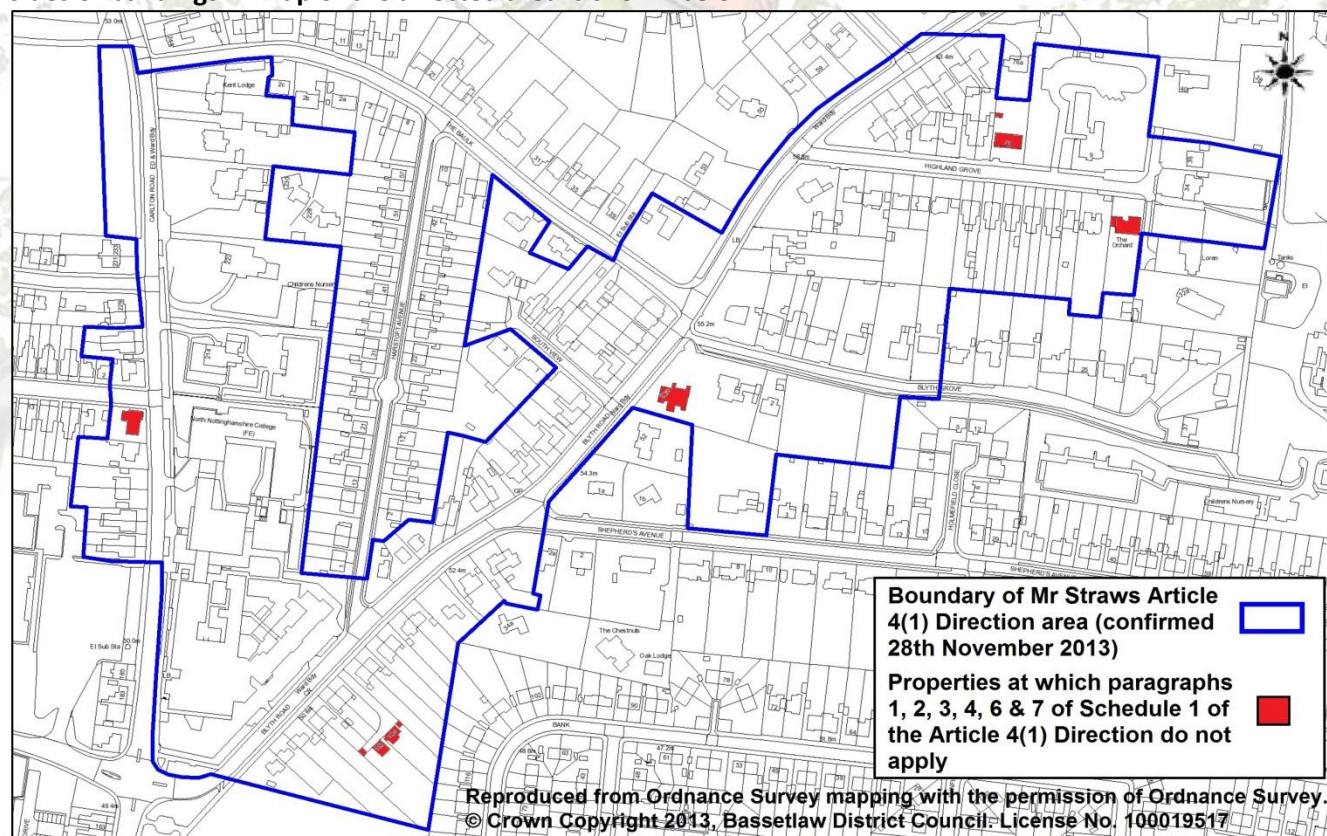


MR STRAWS' ARTICLE 4(1) DIRECTION – A GUIDE FOR OWNERS AND OCCUPIERS

On the 19th December 2013, an Article 4(1) Direction was confirmed which withdraws permitted development rights for external works to buildings within the Mr Straws' Conservation Area. The result of this Direction is that Planning Permission is now required for certain external alterations to the front or sides of buildings. A map of the affected area is shown below.



What is an Article 4(1) Direction?

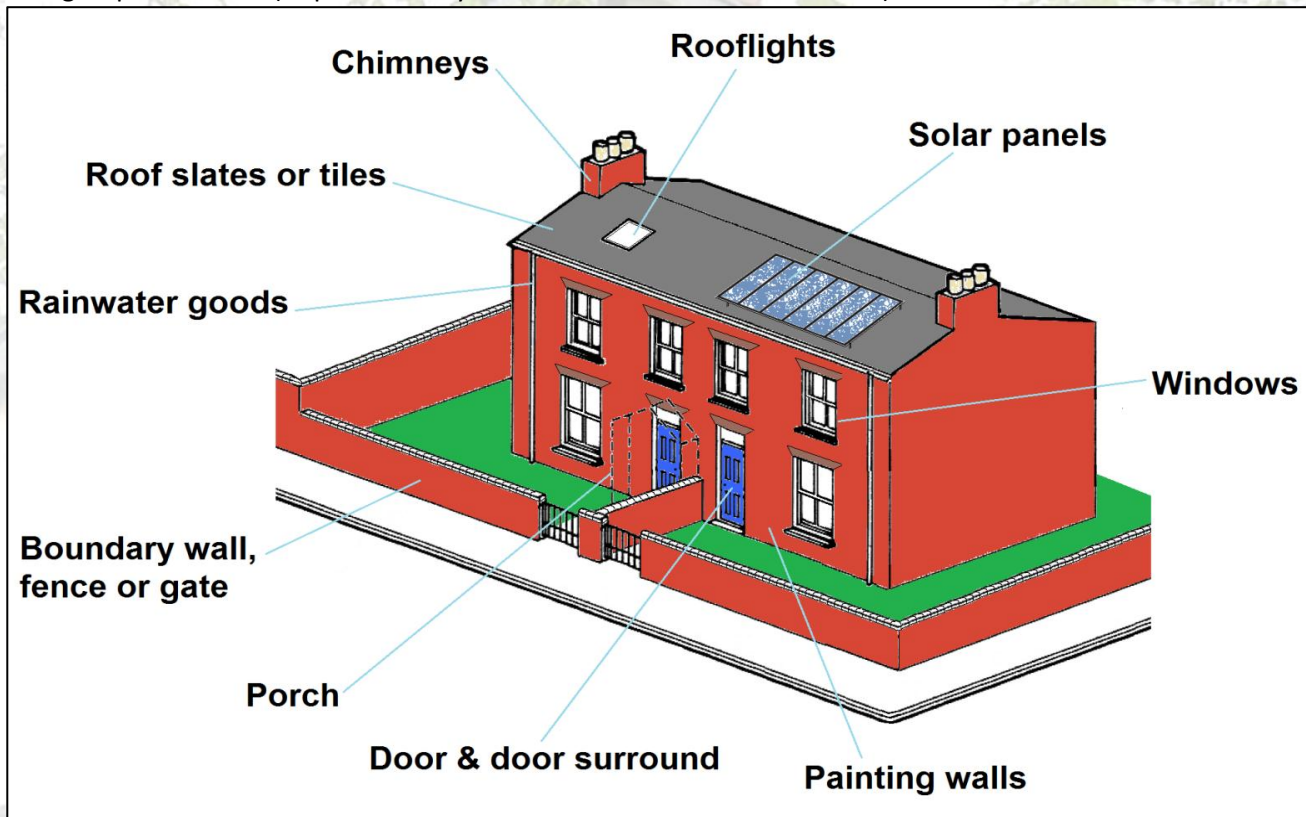
Under the Town and Country Planning Acts, a number of minor alterations to buildings are deemed to have been given planning consent by the Secretary of State. This 'permitted development', as set out in the Town and Country Planning (General Permitted Development) Order 1995 as amended (hereafter called 'the Order'), allows work to be undertaken without planning permission. This would normally include household developments such as the replacement of windows and doors and the construction of extensions (including conservatories, garages and porches), in addition to other works such as the installation of solar panels and alterations to boundary walls/fences. An Article 4(1) Direction removes some or all of these permitted development rights.

What is now controlled?

The effect of the Article 4(1) Direction is that the following types of development now require Planning Permission:

- The enlargement, improvement or other alteration to a dwelling (including the replacement or installation of windows/doors and the addition of extensions) on the front or side of a building (as permitted by Class A of Part 1 of Schedule 2 of the Order);
- Any other alteration to the roof (including the replacement of roof materials, installation of dormer windows) on the front or side slopes of the roof of a dwelling (as permitted by Classes B and C of Part 1 of Schedule 2 of the Order);
- The addition of a porch on the front or side of a dwelling (as permitted by Class D of Part 1 of Schedule 2 of the Order);

- The erection, alteration or removal of a chimney on a dwelling (as permitted by Part 1 of Schedule 2 of the Order);
- The erection, construction, improvement or alteration of a gate, fence wall or other means of enclosure (as permitted by Class A of Part 2 of Schedule 2 of the Order);
- The painting of any exterior wall of the front or side of a principal building (as permitted by Class C of Part 2 of Schedule 2 of the Order); and
- The installation, alteration or replacement of solar photovoltaic equipment (solar panels) on the front or side facing slopes of a roof (as permitted by Part 40 of Schedule 2 of the Order).



How are owners affected?

Owners or occupiers will require Planning Permission for alterations to those parts of a building covered by the Article 4(1) Direction. Failure to obtain Planning Permission for these alterations may result in enforcement action being taken by the Council. There is **no fee** for an application for works affected by the Direction, although the normal fee will still apply for works ordinarily requiring Planning Permission. In addition, there is no fee for a request for pre-application advice for works requiring Planning Permission as a result of the Direction.

The aims of the Article 4(1) Direction are to:

- Protect the historic architectural features of buildings within the Mr Straws' Conservation Area boundary; and
- Seek the enhancement of the area where changes are proposed, by restricting unsympathetic architectural changes and encouraging the reintroduction of traditional features.

A copy of the full Direction can be viewed at:

Bassetlaw District Council
Queens Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH

On the Council's website:
www.bassetlaw.gov.uk

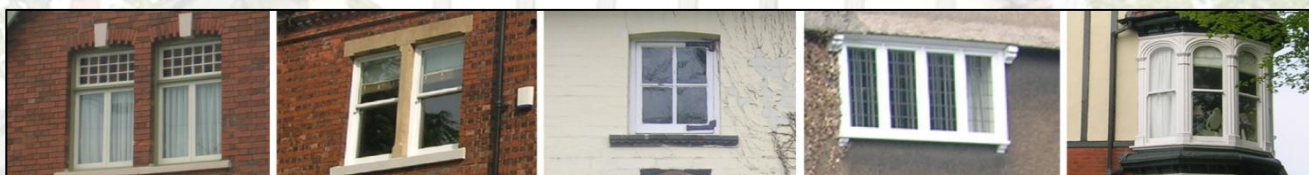
By contacting the Council's
Planning Policy & Conservation
Team on:
(01909) 533484
(01909) 533191
(01909) 533427

What types of historic architectural features does the Article 4(1) Direction aim to protect?

The first aim of the Article 4(1) Direction is to protect those architectural features which could ordinarily be altered or removed without the need for Planning Permission. Of these features, windows and doors are the most vulnerable to such change. Boundary walls/fences/railings/gates, rainwater goods, roof materials, chimneys and other types of joinery and ironwork (such as bargeboards, finials and brackets) are also at significant risk.

a) Windows

The Mr Straws' Conservation Area has a range of traditional window types, the most common being '1 over 1' vertical sliding timber sashes. Other styles present include multiple-pane sashes, timber casements, metal-framed ('Crittall') and leaded units. Window bays, timber transoms and stone mullions are also common, containing a variety of window types (depending on the period of the building). In addition, window heads and cills add greatly to the special character of the Conservation Area, with brick arches, stone lintels and stone cills the most common.



b) Doors

As with windows, there are a range of door types and styles within the Mr Straws' Conservation Area, although a solid timber construction is common throughout. For the Victorian and Edwardian buildings, 4 panel doors are the most widespread, often with the upper panels glazed (coloured, painted or etched glass is prevalent). Variations on this arrangement can also be found, with a single glazed panel common to Edwardian doors. 1910s-1930s doors show a growing Art Deco influence, with rounded glazing panels or round-headed door and frame. The door surrounds also vary, with simpler stone and brick surrounds contrasting with the more ornate timber-framed sidelights and fanlights or the multiple recessed arches on 1920s buildings.



c) Boundary walls, fences, railings and gates

Given the period of architecture within the area, boundary walls are predominantly red brick with either stone or clay tile copings. Stone is also found, including the ashlar walls found on Carlton Road (dating to the late-18th century) and the rusticated style found on Blyth Road (late-19th/early-20th century). Railings would have also featured when the buildings were first constructed, although the majority of these were removed during the Second World War. Nevertheless, the reintroduction of appropriate railings is likely to be supported (subject to design and method of fixing). A number of traditional styles of gate also exist, using both timber and metal.



d) Rainwater goods

Historic rainwater goods within the Mr Straws' Conservation Area are predominantly cast iron, usually half-round in profile, (although some squared examples also exist) and fixed using rise and fall brackets or fascia brackets. A number of original ogee-style gutters can also be found, in addition to several types of hopper.



e) Roof slates/tiles and chimneys

The most common roofing material within the Conservation Area is natural slate, found on most of the area's historic buildings. Plain clay tiles/rosemaries can also be found, particularly on early-20th century buildings. The predominant material for ridge tiles is clay, with plain angled tiles (both blue/grey and red) and half-round tiles the most common. Stone ridge tiles and decorated clay ridge tiles also exist, although these are usually found on the larger buildings. Many of the buildings also have clay finials at the ends of the roof, with red ball finials the most prevalent. Chimney stacks are primarily constructed of brick, with a variety of decorative styles found. Most chimney pots are clay, with roll-top, louvered, crown and squared types all found throughout.



f) Other joinery and ironwork (bargeboards, finials, brackets, mock-Tudor cladding)

Many of the buildings within the Mr Straws' Conservation Area, particularly those from the Victorian and Edwardian periods, have a range of decorative joinery. This includes bargeboards (often with ornate fretwork), brackets, mock-Tudor cladding and pointed finials. A number of buildings also contain decorative ironwork.



What will be expected of new development?

- Traditional timber/metal framed windows should be retained and repaired where possible. Usually repairs will not require Planning Permission;
- Draught-proofing of traditional windows will help reduce heat loss, without needing Planning Permission;
- Secondary glazing may help to improve energy efficiency without the need for Planning Permission;
- If windows are to be replaced, Planning Permission will usually be required. Double glazing will usually be acceptable, although UPVC frames may not be acceptable. New windows should be of a design and material (usually timber or metal-framed) appropriate to the building, ideally matching the originals in appearance;
- Traditional timber doors should be retained and repaired where possible. If replacement of doors is necessary, this should be with a style appropriate to the building;
- New rainwater goods should be cast metal (iron or aluminium) or a good quality imitation cast metal, finished in an appropriate colour (black is the most common);
- The addition of UPVC fascia boards will not normally be acceptable;
- Roofs should be finished in traditional materials appropriate to the building. Natural slate or plain clay tiles/rosemaries should be used in most cases, in conjunction with suitable ridge tiles;
- Traditional boundary treatments should be retained and repaired. Where replacement is necessary, the design and materials used should be appropriate to the building and ideally match the original boundary treatment in appearance;
- Solar panels on the front or side elevations will not normally be acceptable;
- Render should be painted suitable colours or left with a natural finish (whichever is appropriate for the building).

For further information or advice, please contact the Planning Policy & Conservation Team at Bassetlaw District Council on (01909) 533484, 533191 or 533427 or visit www.bassetlaw.gov.uk.