

Question: What is an article 4 Direction?

Answer: It is a Direction served by the Local planning Authority that removes all or some of the permitted development rights on a site where proposed works fronts a public highway, waterway or open space. Permitted development rights enable owners to make certain types of minor changes to their houses or site without needing to apply for planning permission.

Question: What does an article 4 Direction mean?

Answer: The local planning authority have removed certain permitted development rights which will mean that a planning application will need to be submitted for work which normally does not need one. Works such as changing windows or doors or other alterations to a property such as cladding, changing roof materials or removing chimneys would require planning permission. Importantly, the article 4 Direction does not mean that certain development can no longer be carried out, but simply that planning permission must be granted first.

Question: Why serve an article 4 Direction?

Answer: The aim of an article 4 direction is to encourage the retention of high quality architectural features of our built heritage and to preserve and enhance the 'special interest' of the conservation area of which they are part. Article 4 Directions are not issued without careful consideration, and are only related to elements which make an important contribution to the character of the designated area.

Question: How is an article 4 Direction served?

Answer: In this situation, the Direction is only being served in Conservation Areas. Owners of properties identified will be notified by letter when the Direction comes into force and will have the opportunity to comment upon the Direction. The Local Planning Authority will take into account the comments made before deciding whether to confirm the Direction. Importantly, the Direction comes into immediate effect and will only be withdrawn if it isn't confirmed within a six month period.

Question: Do I have to pay for the planning application?

Answer: There is no fee for planning applications submitted to the Local Planning Authority as a consequence of an article 4 Direction.

Question: I live in a flat/maisonette/commercial property. Will I be affected?

Answer: No, such properties do not benefit from permitted development rights and so will need to make a planning application in the normal way.

Question: How does this affect my listed building?

Answer: Works of alteration, extension or demolition to listed building require listed building consent. This is different to planning permission. With the exception of the creation of a hard standing, permitted development for listed buildings is withdrawn and therefore planning permission will be required anyway. If a Direction has been served withdrawing the right to create a hard standing an application for planning permission will be required and only this application would be free.