

# BISHOP'S STORTFORD CONSERVATION AREA ARTICLE 4 (1) DIRECTIONS

The Council approved in 2014 a Character Appraisal and Management Proposals document for Bishop's Stortford Conservation Area designed to describe, preserve and enhance its special interest. These documents were put to extensive public consultation and received strong support. The Council and many local people were concerned that the attractive character and appearance of the Conservation Area was being spoilt by poor quality extensions and alterations to some of the properties. The approved Management Proposals included a number of measures to address these concerns including new Article 4 Directions with powers to control such development and prevent future harm. The Council made and proposed on the 14 June 2017 and confirmed on the 15 November 2017 two Article 4 Directions covering the Bishop's Stortford Conservation Area.

These can be viewed on the Council's website under 'Conservation Areas - Article 4 Directions'.

## 1/ ARTICLE 4 DIRECTION FOR HOUSEHOLDERS

These controls relate to houses and are in addition to those under ordinary planning law relating to conservation areas.

### What does this mean?

Houses within the Bishop's Stortford Conservation Area came under this control from the 14 June 2017. This Article 4 Direction was confirmed on the 15 November 2017 and is now permanent. You will find below a map showing the Conservation Area boundary and the houses that are affected. Householders wanting to carry out the following types of work to their house must obtain planning permission from the Council before they start work. Failure to do so can be a criminal offence.

### Which works are now controlled?

The Article 4 Direction has a detailed list (the First Schedule) of the type of works that are now controlled. To summarise, these works are:

- Enlargement, improvement or other alteration of a dwelling house,
- Replacement doors and windows
- Any alteration to the roof including lofts, dormers and rooflights
- The erection of porches
- The provision of any ancillary building or enclosure, swimming pools or a container used for domestic heating purposes
- Laying hard surfaces around the house
- The installation, alteration or replacement of a chimney flue or pipe
- The installation, alteration or replacement of satellite dishes
- Demolition or changes to the front boundary, gates, walls or fences.
- The erection, improvement or alteration of a gate, fence or wall
- The painting of the exterior of any building.

**With the exception of the controls on chimneys and flues, these new controls only apply to elevations or areas that are visible from the public realm (the highway, waterways or public open spaces).**

## 2/ ARTICLE 4 DIRECTION FOR ALL PROPERTIES

This Article 4 Direction brings certain other works within the planning system. Most of these relate to flats and commercial premises but they do include works to demolish small structures, the formation of cross overs and other links to minor roads and the installation of renewable energy equipment on dwellings. It was proposed on the 14 June 2017 and confirmed and made permanent on the 15 November 2017. All property owners and occupiers wishing to carry out works covered by this Article 4 Direction must obtain planning permission from the Council before they start work. Failure to do so can be a criminal offence.

**These controls will apply to all elevations or areas within the site.**

### What do I do now?

If you intend to carry out any of the types of work to your property covered by the two Article 4 Directions as described above you must apply for and get Planning Permission **before you start work**. Please contact 'General Enquiries' on 01992 531571 for further advice or apply online at <https://www.eastherts.gov.uk/planning> (Follow the link: 'Make a Planning Application').



### Bishop's Stortford Conservation Area

- Conservation Area boundary
- ▨ Area covered by the two Article 4 Directions

