

Article 4 Directions

An Article 4 Direction affecting houses in the Conservation Area is in force. Article 4 Directions remove certain permitted development rights. This means that Planning Permission is required for some work that you could previously carry out without applying for consent.

Works requiring consent

You need to apply for Planning Permission to carry out any works of alteration to an **elevation facing a highway, waterway or important open space** (additional restrictions also apply to Helmsley and Staithes, see back of leaflet).

A highway is defined as any public right of way. Watercourses include streams, rivers, canals, or other routes for travel by water. Important open spaces will normally be defined as gap sites, gardens or orchards, greens or commons and include spaces at the entrance of the Conservation Area.

Such works could include:

- The construction, alteration or demolition of a chimney.
- Any other changes to a roof including changes to the design, materials or profile e.g. changing pantiles to concrete tiles, installing roof lights or solar panels, changing a slate roof with diminishing courses to a plain slate roof.
- The alteration of guttering or rainwater goods and the installation of fascia boards e.g. loss of gutter spikes and hoppers, change from cast iron to plastic.

- The rendering or painting of previously non-rendered and unpainted elevations e.g. painting brick, stone or timber walls, rendering brick or stone walls.
- The construction of a porch or other extension.
- Alterations to the appearance, style and method of opening of doors and windows e.g. changing sliding sash windows to top hung, mock sash windows, changing timber doors/windows to upvc, changing flush casement windows to storm proof windows, increasing the width or altering the profile of glazing bars, removing paint and staining windows and doors, painting untreated doors and windows.
- The erection, alteration or removal of a wall, fence or gate.

****Please see back of leaflet which outlines limitations and exemptions****

- ❖ Consent is not required for like for like repair or maintenance work (please consult the attached guidance note for what constitutes 'like for like' or please contact with the Authority if you are unsure).
- ❖ There is **no charge** for a planning application for works covered by an Article 4 Direction and you may face enforcement action if you carry out work without consent which can be costly and time consuming.

PLEASE NOTE: The works mentioned above outline the main types of work which will require Planning Permission. We advise you to check with the Authority before undertaking any other work in case these are also covered.

How to apply for works covered by the Article 4 Direction

A formal Planning Application is required by law for applications resulting from an Article 4 Direction.

Applications can be submitted online at www.planningportal.gov.uk.

Alternatively application forms can be obtained by downloading them from the National Park's website at www.northyorkmoors.org.uk or by telephoning the Authority's Development Management Administration team on 01439 772 700.

Application forms are accompanied by guidance advising on how they should be completed. You will need to submit a small scale map or plan showing where your property is located. Our Development Management Administration team can assist you in suggesting sources of suitable location plans.

For a normal planning application scale drawings are required showing existing and proposed elevations. However for small scale works controlled by the Article 4, photocopies of suppliers' brochures, annotated sketches or photographs showing dimensions and proposed materials accompanied by a description of the development may be acceptable where they clearly demonstrate the nature of the proposals.

How long will it take?

Every Planning Application must be advertised for a minimum period of 3 weeks. This restricts how quickly we can process applications but we aim to determine Planning Applications within 6 to 8 weeks.

If you are in any doubt as to whether you require consent for proposed works please do not hesitate to contact the Planning team on 01439 772700.

Pre-application advice and site visits are available for a fee and officers are always happy to discuss your proposals.

Conservation Area Enhancement Grants

The National Park Authority has a commitment to the preservation and enhancement of its Conservation Areas and grants are currently available to assist with enhancement works.

Eligible works include the reinstatement of missing features such as railings, sash windows, panelled doors and chimneys, replacement of concrete roof tiles and the removal of unattractive dormer windows, porches and extensions.

If you would like to improve the appearance of your property and are interested in applying for grant please contact the Building Conservation Team at building@northyorkmoors.org.uk or by telephone on 01439 772700.

Limitations and Exemptions

Helmsley

Direction applies to all elevations (with the exception of Elmslac Road where only elevations facing a highway, waterway or important open space are affected).

Hutton Lowcross

Direction applies to only part of the Conservation Area.

Runswick Bay

Direction only applies to chimneys, roofs, satellite dishes, aerials and rendering.

Staites

Direction applies to all elevations but only part of the Conservation Area, and is limited to work to chimneys, roofs, satellite dishes, aerials, porches, windows, doors and boundaries.



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Article 4 Directions in the North York Moors National Park Authority



What you need to know