

HAMBLETON DISTRICT COUNCIL

Report To: Cabinet
12 February 2013

Subject: ARTICLE 4(1) DIRECTIONS – EASINGWOLD AND NORTHALLERTON

**Easingwold and Northallerton Broomfield Wards
Portfolio Holder for Housing & Planning: Councillor M Robson**

1.0 PURPOSE AND BACKGROUND:

Purpose:

- 1.1 It is proposed to make two Article 4(1) Directions to cover areas of Spring Street, and Uppleby in Easingwold and South Parade, Hatfield Road, Thirsk Road, Boston Avenue and Grammar School Lane in Northallerton as shown on the respective maps at Annex A. An Article 4(1) Direction withdraws certain householder permitted development rights so that minor works that might affect the character or appearance of the Conservation Area are brought under planning control from the date when the Direction comes into force, which follows a 6 week consultation period.

Background:

- 1.2 In December 2010 the Council adopted the Easingwold and Northallerton Conservation Area Appraisals as Supplementary Planning Documents (SPDs). The Conservation Area Appraisals proposed two Article 4 Directions to cover the areas referred to above. The Appraisals were subject to public consultation in Autumn 2009 and all affected residents were informed of the proposals by letter.
- 1.3 There was significant support for the proposed Article 4 Directions, with 8 supporting the proposal in Easingwold and 2 making an objection. There was also majority support for the proposed Article 4 Direction in Northallerton with 9 supporting the proposal and 3 making an objection.
- 1.4 Under Article 4(1) of the General Permitted Development Order (GPDO) 1995 as amended the Council can make a direction to withdraw permitted development rights for alterations to buildings. The aim of this measure is to preserve the historic character and appearance of the area and prevent insensitive alterations, which can have a cumulative impact on the character of the streetscene. It is proposed to restrict permitted development rights only on those elevations (including roofslopes) fronting a highway. The Direction does not mean that householders cannot improve their homes, but allows proper assessment of changes that might have a significant impact through the consideration of planning applications.
- 1.5 The character and appearance of these areas of Easingwold and Northallerton are described in Annex B and both are of particularly high quality. The areas retain a significant number of good quality sliding sash windows, original doors and doorcases, fanlights, chimneys and boundary treatments. However many of these features have also been replaced with modern inappropriate alternatives or removed entirely. The aim of the Article 4(1) Directions is to preserve the character of the areas and to ensure that period features and characteristics are not lost without due consideration and that any replacements or new development reflects the character of the streetscene.

1.6 It is proposed that the following works will require Planning Permission under the new Article 4(1) Directions where the works front onto a highway:

- The enlargement, improvement or other alteration of a dwellinghouse.
- Any other alteration to the roof of a dwellinghouse.
- The erection or construction of a porch outside a dwellinghouse.
- The replacement or provision of a hard surface within the curtilage of a dwellinghouse.
- The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure.
- The installation, alteration or replacement of solar PV or solar thermal equipment on a dwellinghouse or block of flats or a building situated within the curtilage of a dwellinghouse or block of flats.
- The painting of the exterior walls of a dwellinghouse on South Parade only.

2.0 RISK ASSESSMENT:

2.1 Agreeing with the recommendations would mean that the Development Management service would deal with more applications with no fee income (application fees cannot be charged where permitted development rights have been removed). However, this is outweighed by the risks of future insensitive changes that would harm the conservation areas arising from not agreeing the recommendations. There are no significant risks arising from these recommendations.

3.0 FINANCIAL IMPLICATIONS:

3.1 The process of implementing an Article 4(1) Direction involves sending of letters and leaflets and distribution to affected households. There will also be the cost of advertisements in the local press to meet the regulations. This cost will be met through existing budgets.

3.2 There are also minor costs of considering additional planning applications, which currently attract no fee.

4.0 LEGAL IMPLICATIONS:

4.1 The correct legal procedure, as set out within the GPDO for the implementation of Article 4(1) Directions and Council procedures must be followed.

5.0 RECOMMENDATIONS:

5.1 It is recommended that:

- (i) Two Article 4(1) Directions be made as described in paragraphs 1.5 – 1.6 covering the parts of Spring Street and Uppleby in Easingwold and South Parade, Hatfield Road, Thirsk Road, Boston Avenue and Grammar School Lane in Northallerton, as shown on the respective Annex A plans;
- (ii) The occupiers and owners of dwellinghouses in the areas covered by the Directions be notified and representations invited;

- (iii) A further report on representations received be considered at a future meeting of Cabinet.

MICK JEWITT

Background papers: The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2011.

Easingwold Conservation Area Appraisal SPD, December 2010
Northallerton Conservation Area Appraisal SPD, December 2010

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120213 Article 4(1) Direction Easingwold Northallerton



Article 4(1) Direction
Spring Street/Uppeby - Easingwold

 Article 4(1) Direction

HAMBLETON
DISTRICT COUNCIL

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Article 4(1) Direction
**South Parade/Thyrsk Road/Boston Avenue/Hatfield Road/
 Grammar School Lane - Northallerton**



Article 4(1) Direction

**HAMBLETON
 DISTRICT COUNCIL**

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**DESCRIPTIONS OF THE CHARACTER AND APPEARANCE OF THE PROPOSED
ARTICLE 4 DIRECTION AREAS**

Easingwold

1. Spring Street leads northwards from the Market Place and is characterised by dwellings set to the rear of raised pavements, including the former Almshouses dated 1897 and the former Methodist Chapel of 1840. Features include original sash windows, doors, doorcases, fanlights and doorsteps.
2. Similarly, the properties along Uppleby are set at a higher level than the street and sit behind a long, open green. The oldest property is believed to be Tudor Cottage which dates from the early 17th Century. It is thought that other properties along the street may also have origins from this time, however most display an 18th or 19th Century appearance. Uppleby has retained a good range of high quality details from a range of periods such as wrought iron railings, a wide range of doors, door casements, fanlights and sash windows. Most of the modern interventions along Uppleby have been carried out with respect to the historic character of the street.

Northallerton

3. South Parade dates entirely from the late Victorian period, constructed between 1861 and 1904. The buildings differ in scale and detail but are unified by their shared characteristic of late Victorian suburbia. The houses range from modest terraced properties to the south western end through a range of larger terraces and small semi-detached properties to substantial villas of great individual character. Many properties retain Welsh slate roofs, timber sliding sash windows, stone lintels and cills, doors, door casements and large chimneys.
4. Hatfield Road first appears on a map of 1913, but the houses here mainly date from around 1930. The large red building on the corner is typical of this period and reflects the Art Deco style of Architecture, the character of which is important to preserve. Although the windows here are replacements they closely follow the original style. The other buildings along Hatfield Road which are included within the proposed boundary are 1930's villas with characteristic windows, original pattern doors, Welsh Slate roofs, front facing gables, chimneys, arched porches, low walls with stone copings and some wrought iron railings, all of which contribute to the character of the streetscene.
5. The Thirsk Road area has a similar character to South Parade and consists of Victorian terraces, villas and early 20th Century semi-detached properties. A significant number of properties retain historic features, such as sliding sash windows, original or replica timber casements, Welsh slate roofs, decorative barge boards, bay windows, doors, door casements, canopies and large chimneys. Many properties have retained their original brick dwarf walls but have lost their railings, some of which have recently been replaced to a high standard. Also included are 15 & 16 Boston Avenue which once formed an outbuilding to the terrace along Thirsk Road. Other properties date from around 1930 (including one property on Grammar School Lane) and consist of typical villas with characteristic roofs, chimneys and bay windows.