

## **Information for the owner / occupiers – June 2016**

### **Background**

The Council wrote to you in December 2015 to give notice of a new Article 4 Direction for Gidea Park Conservation Area which came into effect immediately. At this time the Council invited representations concerning the new Direction.

The consultation period ran from 31<sup>st</sup> December 2015 to 28<sup>th</sup> January 2016. A total of 52 representations were received. The representations are set out alongside the Council's comments in the Confirmation Report which is available to view on the Council's website or at the Planning and Building Control reception of the Council's Public Advice and Service Centre, Romford.

Article 4 Directions expire six months after coming into force unless confirmed by the Local Planning Authority

There are not considered to be any comments received that would lead to a different recommendation regarding the Article 4 Direction.

On the basis of the continuing need to protect the Gidea Park Conservation Area from inappropriate development, the Council has decided that the Article 4 Direction is confirmed.

### **What is an Article 4 Direction?**

An Article 4 Direction removes permitted development rights for a specific property, which means a planning application will be required for certain works which ordinarily can be undertaken without consent.

### **Why are these regulations being introduced?**

There were previously five overlapping Article 4 Directions in the Gidea Park Conservation Area which were introduced over the past 30 years and required property owners to apply for planning permission for certain works.

The implementation of this single Article 4 Direction replaces the previous Article 4 Directions and increases clarity regarding the controls that apply to each property for Gidea Park residents including those newly acquiring or considering acquiring properties.

There have been a number of legislative changes to the permitted development classes over recent years and the new Article 4 Direction is up-to-date and consistent with the most recent legislation, therefore increasing its effectiveness.

The new Article 4 Direction reflects current development pressures and seeks to ensure that the current character and quality of the conservation area is maintained

and piecemeal degradation is avoided in line with National and Regional planning policy.

### **How will the proposed changes affect me?**

You will be required to apply for planning permission if you wish to undertake certain types of works to your property. The Article 4 Direction does not necessarily prevent you from undertaking these works but requires that planning permission must first be granted.

The vast majority of the properties within the new Article 4 Direction were already subject to controls set out in the 1985, 1986, 1989, 2000 and 2002 Directions.

The attached map indicates all properties included in the replacement Article 4 Direction.

The new Article 4 Direction applies two levels of control within the Conservation Area. Level 2 is the stronger of the levels. Properties within level 2 will have to apply for planning permission for a wider range of works than those within level 1.

The letter that you have been sent sets out which properties fall within control levels 1 and 2 and the classes of development/works that will require planning permission.

You will be able to undertake general repair and maintenance of your property.

### **Are there any fees involved?**

You do not currently have to pay a fee for planning applications which are subject to control under the Article 4 Direction

### **How can I find out more?**

Contact the Development Planning team on 01708 433051 or at [developmentplanning@havering.gov.uk](mailto:developmentplanning@havering.gov.uk)