

# Article 4(2) Directions in Morecambe Conservation Area

## Morecambe Conservation Area

Morecambe Conservation Area was designated in 2003. It was an enlargement of the earlier Poulton Conservation Area which had been designated in 1991.

Morecambe Conservation Area comprises a wide range of historic structures, road layouts and streetscapes which tell the story of Morecambe's growth from its origins as a small fishing village to its emergence as a popular seaside resort of the nineteenth and twentieth centuries.

A conservation area appraisal has been carried out in order to assess the special architectural and historic character of the area. The latest version of this dates from 2008 and is available on the Council's website: [www.lancaster.gov.uk/morecambecaa](http://www.lancaster.gov.uk/morecambecaa)

Morecambe Conservation Area benefitted from a Townscape Heritage Initiative (THI) between 2003 and 2008. This successful scheme included the grant aiding of the Midland Hotel, as well as a large amount of housing renewal projects and shop front improvement schemes.

Article 4(2) Directions have been introduced to particular properties within the Conservation Area (see enclosed map) in order to restrict certain classes of permitted development. The intention is to ensure that the character and appearance of the Conservation Area is maintained and enhanced. Your property is subject to these planning controls and this guidance leaflet is designed to help you understand what this means.

## What is an Article 4(2) Direction?

The *Town and County Planning (General Permitted Development) Order 1995 (as amended)* (GPDO) grants permission for certain classes of development, mainly of a minor character, thereby removing the need to apply for planning permission.

The most common classes of 'permitted development' apply to dwelling houses. Permitted development rights are already slightly restricted in a conservation area. However, planning permission is not usually required for replacement windows and doors to unlisted dwelling houses in conservation areas.

However, Local Planning Authorities (LPAs) have powers to remove permitted development rights in certain cases by means of a Direction under Article 4 of the GPDO. The effect of such a Direction is to require an application to be made for planning permission for those classes of development covered by the direction, such as replacement windows and doors, for example.

To enable the Council to control unsympathetic alterations to dwelling houses in conservation areas, under Article 4(2) of the GPDO, an LPA may give a Direction removing certain, rather than all, permitted development rights from dwelling houses in the area where the development would front a highway, waterway or open space.

## What does that mean for you?

The introduction of an Article 4(2) Direction means that for works covered by the Direction, normal 'permitted development' rights do not apply and planning permission is required.

A copy of the notice of the making of the Article 4(2) Direction has been enclosed for information. This sets out what development will now require planning permission, but which previously would not have done. It really affects works to those elevations which front a highway or public open spaces.

The types of development which will now require planning permission include the replacement of windows, doors and roofing materials; painting or rendering of an external wall; construction of a porch; the removal or erection of a fence, gate, railing or any means of enclosure or the insertion of a rooflight, for example.

Please note that there is no fee for planning applications which have to be submitted as a result of an Article 4(2) Direction being in place.

As you will appreciate, given the major improvements works to many of the buildings, and the area in general, in recent years, it is important that this work is sustained and enjoyed long into the future.

Experience, both locally and nationally, has shown that Article 4 Directions are an effective way of preserving and enhancing the character and appearance of conservation areas.

## Existing Article 4 Directions in the District

Article 4 Directions already cover some residential properties in the Lancaster City Centre and Castle Conservation Areas, Westfield Memorial Village, Bath Mill, Glasson and Heysham Conservation Areas.

Within the Morecambe Conservation Area there are already 35 properties covered by similar Article 4(2) Directions. Many of these properties, though not all, benefitted from Townscape Heritage Initiative (THI) funding. These Article 4 Directions were applied in 2005 and 2006 to properties on Edward Street and Green Street. Those properties affected have been indicated in blue on the enclosed map.

## The Next Steps

Unless the Direction is confirmed by the Council, the Direction will expire six months after the date it was made. In considering whether to confirm the Direction, the Council will take account of any representations received.

Any representations about the Direction may be sent in writing addressed to Andrew Dobson, Head of Regeneration, PO Box 4, Town Hall, Lancaster LA1 1QR or emailed: [forwardplanning@lancaster.gov.uk](mailto:forwardplanning@lancaster.gov.uk). Any representations should arrive by 14 April 2011.

You will be advised in due course whether the Direction has been confirmed or otherwise.