



BRACONDALE CONSERVATION AREA

ARTICLE 4 DIRECTION

GUIDANCE NOTES

The Bracondale conservation area is varied in character. As well as many 19th century villas, there are a number of clusters of early 19th century terraced houses. Many of these houses share similar architectural characteristics. It is the uniformity of these terraces and the fact that they retain so many of their original architectural features that makes them so special.



In the 20th century, Conesford Drive was developed as a planned housing scheme. Designed by the architects, Lambert and Innes, it is a good example of housing from this period and again it is the consistent palette of materials and architectural style that give this part of the conservation area such a distinctive character.



The conservation area is known for its attractive houses, but it is the contribution that each property makes to the overall look of the street that creates distinctive neighbourhoods. Prior to the direction being approved home owners could install any type of window and demolish garden walls and chimney stacks without permission, leading to the gradual erosion of the area's special quality.



The aim of the article 4 direction is not to prevent change to houses (for example, changes to improve energy efficiency), but to conserve the special character of the area by advising on the changes so that they do not harm the historic and architectural qualities of the houses.

The article 4 direction withdraws the ability of people to make certain alterations to their properties without needing planning permission. It applies to the addresses overleaf.

Planning permission will now normally be required for alterations that will change the appearance of the front or side of a property, or changes to the roof or chimneys where they are visible from the highway. The directions will seek to keep street frontages in line, retain chimney stacks, ensure new windows are suitable, keep brickwork unpainted and retain boundary walls and railings.



PLEASE READ OVER FOR MORE INFORMATION ON PROPERTIES COVERED, CHANGES ALLOWED AND FREQUENTLY ASKED QUESTIONS

BUILDINGS INCLUDED IN ARTICLE 4 DIRECTION

1 Article 4 direction covering 19th century terraces

Winkles Row	6-10 (consec)
Dunstan Terrace	1-4 (consec)
King Street	274-280 (even), 292
Carrow Hill	3-5, 6, 9-29 (odd)
Ice House Lane	2-8 (consec)
Woodside Cottages	1-3 (consec)

2 Article 4 direction covering 1960s-1970s properties

Conesford Drive	4 – 22 (consec)
Churston Close	1- 6 (consec)

Note: This list may include former houses that have been converted to flats or commercial uses, but still retain the appearance of a house. Under existing regulations, owners of flats and commercial premises can not make these types of alterations without planning permission.

TYPICAL BUILDING DETAILS COVERED BY THE ARTICLE 4 DIRECTION

PLANNING PERMISSION WILL NOW BE REQUIRED FOR:

1 19th century terraces

The introduction of the article 4 direction means that planning permission is now required for:

- The enlargement, improvement or alteration to a house where it fronts the highway (for example an extension such as a porch or extensions to the front or the sides of a property on street corners).
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure which front the highway.
- The painting of the exterior of a house where it fronts the highway if that part of the building has not already been painted.
- The demolition of a chimney stack visible from a highway.
- The replacement of windows and doors on parts of the building that face a highway.
- Altering the roof covering of a house where visible from the highway.
- Insertion of rooflights on to a roof slope where it is visible from the highway.

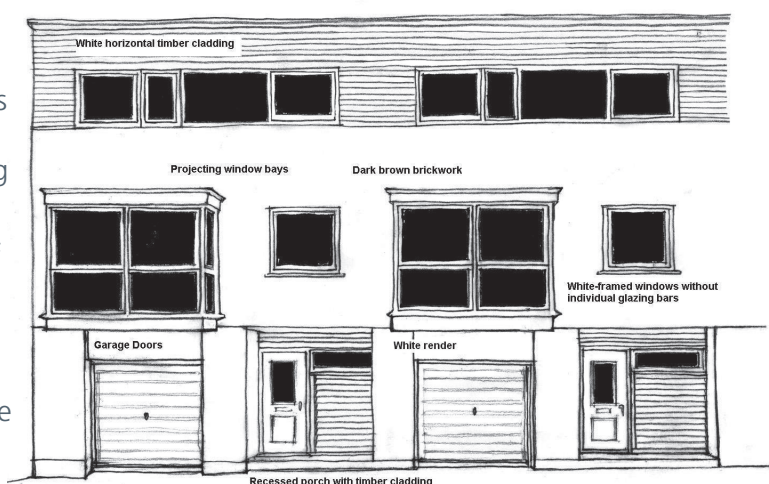


PLANNING PERMISSION WILL NOW BE REQUIRED FOR:

2 1960s – 70s houses in Conesford Drive and Churston Close

The introduction of the article 4 direction means that planning permission is now required for:

- The enlargement, improvement or alteration to a house where it fronts the highway (for example an extension such as a porch or extensions to the front or the sides of a property on street corners).
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure which front the highway.
- The painting of the exterior of a house where it fronts the highway if that part of the building has not already been painted.
- The replacement of windows and doors (including garage doors) on parts of the building that face a highway.
- Altering the roof covering of a house where visible from the highway.
- Insertion of rooflights on to a roof slope where it is visible from the highway.



WINDOWS AND THERMAL EFFICIENCY

Existing windows can be upgraded with draught-proof strips and/or secondary glazing. Alternatively where there are sash windows, double glazed units can be installed into existing sash boxes using slimline low E argon gas filled double glazed frames, thereby retaining the embodied energy of the existing timber (which is usually very good quality Baltic Deal timber) and avoiding damage to brickwork around the frame.

For the windows within Conesford Drive and Churston Close the most important issue is to retain the white colour of the frames, the width of the frames and to retain the original glazing pattern.

Further information on window designs and ways to improve the efficiency of windows can be found at www.norwich.gov.uk/article4directions

FREQUENTLY ASKED QUESTIONS

Will I need to pay a fee for planning permission?

Any application for planning permission that is wholly a result of the article 4 direction will not require a fee, however all other requirements for planning permission still require a fee.

Do I need permission to make changes at the rear?

The article 4 will only change development rights for parts of buildings that face a highway and for alterations to roofs or chimneys that are visible from the highway. Windows at the back where they do not face a highway can therefore be changed without permission.

FREQUENTLY ASKED QUESTIONS – CONTINUED

The definition of the highway is confirmed below for those properties covered by the article 4 where this may not be clear:

- 6-10 Winkles Row: Winkles Row, the path to the south-east of the terrace.
- 1-4 Dunston Cottages: the path to the south-west of the terrace and the vehicular lane to the rear and side (north-east and south).
- 274-280 King Street: King Street to the front (north-east) of the terrace and the vehicular route to the rear (south-west and south).
- 6 Carrow Hill: Carrow Hill to the front (south-east) and the vehicular route to the rear (north-west).
- 3-5 Carrow Hill: Carrow Hill to the front (north-east) and Ice House Lane to the side and rear (north-west and south-west).
- 2-8 Ice House Lane: Ice House Lane, the path to the east of the terrace and the vehicular lane to the south-west.
- 19-22 Conesford Drive: Conesford Drive is deemed to be the highway and not The Loaning.

Planning permission may be required for extensions under existing planning regulations.

Do I need planning permission to demolish and rebuild a garden wall?

Planning permission is required to demolish/alter/build any part of a garden wall where it faces a highway. If it is proposed to demolish or build any wall within a conservation area over 1m in height facing the highway, and 2m high elsewhere, the work requires conservation area consent and / or planning permission under existing planning regulations and so requires a fee.

Do I need planning permission to repaint my house if it is already painted?

No. However it is recommended that you use a colour that complements the overall character of the street. Planning permission would be required if you wish to paint or render a house that is not already painted or rendered. If you would like to remove render or paint from brickwork it can damage the building so it is advisable to seek further advice and check whether planning permission is required.

Do I need planning permission to erect solar panels and wind turbines?

The erection of solar panels and turbines may require planning permission depending on where they are located as a result of existing planning legislation and may therefore require a fee.

Do I need planning permission for a satellite dish?

The erection of satellite dishes may require planning permission in conservation areas as a result of existing planning legislation and may therefore require a fee.

Do I need permission to change roof materials?

Yes, on properties covered by the article 4 direction planning permission will now be required to change the roof covering where it is visible from the highway. There will not be a fee for these applications.

When does the Article 4 direction come into force?

The article 4 direction will come into force on 6 June 2011.

How can I upgrade my building's thermal efficiency?

The intention of the Article 4 direction is to ensure that when improving houses appropriate methods are used to preserve the character of the area. The use of local craftsmen and locally sourced natural materials to upgrade houses is encouraged.

Further information can be found at:
www.norwich.gov.uk/article4directions.

For information on the existing requirement for planning permission and fees please refer to the Planning Portal:
www.planningportal.gov.uk or
www.norwich.gov.uk

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