

## **PROPOSED ARTICLE 4 DIRECTION FOR KEELE CONSERVATION AREA**

### **Purpose of the report**

For the Working Party to consider the making of an Article 4 Direction in the Keele Conservation Area.

### **Recommendation**

**That the Working Party indicates its views on a proposal to the Planning Committee to make Article 4 Direction for Keele Conservation Areas as set out in the report .**

### **Reasons**

The removal of permitted development rights through an Article 4 Direction would help protect features in Keele Conservation Area which are key elements to its distinctive special character, and to give effect to the proposals within the agreed Conservation Area Appraisal and Management Plan for Keele Conservation Area.

## **1.0 Background**

- 1.1 The Council resolved in March 2011 to undertake a rolling programme of Conservation Area Appraisals and Management Plans (CAAMPs) for the Conservation Areas in the Borough. A Conservation Area Appraisal and Management Plan has been adopted by the Council for Keele Conservation Area. One of the proposals set out in this Management Plan was that the Borough Council would consider the making of an Article 4 Direction for certain and relevant types of development.

## **2.0 Removal of Permitted Development Rights**

- 2.1 There are two types of Directions:- non-immediate directions where rights are only withdrawn following consultation of at least 21 days and only come into force on a specified date which is not less than 28 days after the notice is published. Permitted development rights are withdrawn after consideration has been given to any representations and the Direction is formally confirmed by the Local Planning Authority.
- 2.2 Directions can also be made with immediate effect where permitted development rights are withdrawn straight away and if the local planning authority considers that the development to which the Direction relates would pose an immediate threat to local amenity. They can only relate to development within the curtilage of dwelling houses, works to fences or walls or other minor operations, some changes of use and temporary buildings and works of demolition. To remain in force immediate directions must be confirmed following consultation within 6 months of when it was originally made. Article 4 Directions cannot be made for development which has already started or completed.

## **3.0 Scope of Keele Conservation Area Article 4 Direction**

- 3.1 Important features such as windows, doors, roofs, chimneys and boundary treatment all play a part in defining the character of an area. This is relevant in Keele Conservation

Area which has a high percentage of historic buildings with original features especially distinctive large chimneys, decorative roof tiles. The removal of front boundary hedges cannot be controlled nor presently can the installation of new boundary walls piers or fences up to a metre in height but with an Article 4 Direction any new walls and fences can be controlled by requiring a planning application to be submitted for consideration and historic walls can be protected.

- 3.2 Officers have considered carefully the buildings in the Conservation Area to determine which buildings are the most appropriate for an Article 4 Direction. The Register has been limited to buildings which are either significant to the character and appearance of the Conservation Area, by their quality or are within the key most publicly visible parts of the Area or involved in important views within the Conservation Area. **Schedule A** below sets out the specific buildings for which it is proposed to remove certain permitted development rights in Keele Conservation Area, which your officers feel is the minimum necessary to achieve the objectives of preserving and enhancing a Conservation Area.
- 3.3 A plan for the Conservation Area indicating the location of these properties is shown at Appendix 1.
- 3.4 It is proposed that the Council should proceed via the use of a non-immediate Direction for Keele which could come into effect following the proposed consultation and after the required consideration of any representations that may be received.

#### 4.0 **Consultation**

- 4.1 Consultation will be done through the following:
- By production of a leaflet explaining the effect of the Direction and how to make representations and the serving of the required notice on the owner/occupier of every house affected by the Direction.
  - Placing an advert in The Sentinel which will set out the properties and classes of development affected, explain the Direction's effects and specify a period of 21 days to make representations to the Local Planning Authority.

#### 5.0 **Conclusions**

- 5.1 The Conservation Area Management Plan for the Keele Conservation Area contains a number of recommendations which when successfully implemented will meet the Council's statutory duties and responsibilities under the planning and conservation legislation to preserve and enhance the special architectural or historic interest of this area.

## **Schedule A**

### **Keele Conservation Area - Article 4 Direction Property Schedule**

*1. The following properties would be affected by removal of Permitted Development rights relating to extensions; the provision of replacement windows and doors, porches; any alteration to the roof on front roof slopes, or slope fronting a highway; the removal or alteration of chimneys; and demolition or alteration of existing or erection of new boundary treatments*

1, 2, 4, 6 and 8 Church Bank  
The Old School, The Village  
2 Keele Farmhouse and 3 Keele Farmhouse, The Village  
4 to 10, 14, 16 to 32 (even) The village  
5 & 7 The Village  
Smithy House, 4 Highway Lane  
1, 2, 3 & 4 Pump Bank

*2. The following properties would be affected by removal of Permitted Development rights for boundary treatments only, including the demolition or alteration of existing or erection of new.*

2 & 3 The Village  
3 Church Bank  
Sneyd Arms