

Mr Straw's Article 4(1) Direction

Consultation Report

Prepared by the Conservation Team
18th December 2013



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Document details

Title: Mr Straw's Article 4(1) Direction Consultation Report.

Summary: This document sets out the public consultation undertaken by the Council between August and October 2013, regarding the Mr Straw's Article 4(1) Direction.

Consultation summary:

The Council has undertaken public consultation with local residents and property owners, The National Trust, English Heritage, Worksop Archaeological and Local Historical Society, Nottinghamshire County Council and other relevant consultees.

Document availability:

Copies of this document are available from Bassetlaw District Council Planning Services and on the council's website (<http://www.bassetlaw.gov.uk>).

1. Introduction

This report reviews the Council's public consultation on the Mr Straw's Article 4(1) Direction between August and October 2013. The report should be read in conjunction with the Article 4(1) Direction, the Article 4(1) Direction 'Guide for Householders' document and associated Planning Committee Report.

2. What is an Article 4(1) Direction?

Under the Town and Country Planning Acts, a number of minor alterations to buildings are deemed to have been given planning consent by the Secretary of State. This 'permitted development', as set out in the Town and Country Planning (General Permitted Development) Order 1995 as amended (hereafter called 'the Order'), allows certain work to be undertaken without planning permission. This would normally include household developments such as the replacement of windows and doors and the construction of extensions (including conservatories, garages and porches), in addition to other works such as the installation of solar panels and alterations to boundary walls/fences. An Article 4(1) Direction removes some or all of these permitted development rights.

3. Why have an Article 4(1) Direction in the Mr Straws Conservation Area?

The Mr Straws Conservation Area was designated on the 25th May 2011, partly in response to public consultation responses on both the emerging Local Development Framework received 2009-2011 and on the Worksop Conservation Area Appraisal received January-March 2011. The Conservation Area is a Victorian, Edwardian & George V suburb to the north of Worksop Town Centre. The area is characterised by large Victorian villas along Carlton Road, together with smaller c1890-c1930 properties along and off Blyth Road. The Conservation Area contains no listed buildings, although does include a large number of period properties including Mr Straw's House, an Edwardian semi-detached house (now a museum) of significant cultural, architectural and historic interest.

Immediately after the Mr Straws Conservation Area was designated, a draft version of the Mr Straws Conservation Area Appraisal was publicly consulted during June-July 2011 (including a public meeting held on 14th June 2011) and the final version was approved at Planning Committee on the 7th September 2011. Strong public support was received for the present Conservation Area boundary, with 86% of respondents confirming their support.

A key aim of the management plan section of the appraisal was the implementation of an Article 4 Direction within the Conservation Area, to help protect and enhance the special character of the area. Strong public support was received for this proposal, with 83% of respondents answering either 'strongly agree' or 'agree'. It should also be pointed out that when asked what they thought of the threats to the Conservation Area, over 96% saw inappropriate new development as a problem and almost 83% saw the loss of traditional joinery as an issue.

A specific question on an Article 4 Direction was included in the Conservation Area Appraisal consultation questionnaire, covering the types of development respondents thought should

be restricted. Again, strong support (over 75%) was given to most of the restrictions suggested including windows, doors and extensions¹.

In addition to aims of the management plan in the approved Conservation Area Appraisal, it should be stated that Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') requires the Council to: "*publish proposals for the preservation or enhancement of the conservation area*" and Section 72 of the Act states that: "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*". As set out in the adopted Conservation Area Appraisal, an Article 4(1) Direction will help to preserve and enhance the character and appearance of a Conservation Area.

4. Consultation strategy

Government legislation, in the form of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) and Circular 9/95 (as amended), gives requirements for the consultation/notification procedure for Article 4 Directions. These can be summarised as follows:

- The direction and notice should include all the relevant information as directed in the GPDO (as amended) and Circular (as amended);
- The notice and a copy of the direction (and map) should be sent to the Secretary of State (DCLG);
- The notice should be advertised locally (local newspaper);
- The direction notice should be advertised by site display at no fewer than 2 locations within the area affected, for a period of not less than 6 weeks;
- The notice should be served individually on every owner and occupier of every part of land affected (unless it is impracticable because it is difficult to identify or locate them or the number of owners would make individual service impracticable); and
- The notice and direction (and map) should be sent to the County Council.

To meet these requirements, the Conservation Team carried out the following:

- The direction and notice were produced in conjunction with the Council's Solicitor, ensuring that all the required information was included (included in the appendix);
- The Direction was officially 'made' at Planning Committee on the 14th August 2013;
- The notice and a copy of the direction (and map) was sent to the Secretary of State (DCLG) on the 15th August 2013;
- The notice was advertised in the Worksop Guardian, 23rd August 2013 edition (copy included in the appendix);
- The notice was displayed by site display in 12 locations within the affected area (see the site notice map in the appendix) on the 15th August 2013;
- The notice was served on all properties in the affected area, most of these being hand delivered on the 15th August 2013 (see appendix for a copy of the notice); and
- The notice and a copy of the direction (and map) were sent to Nottinghamshire County Council.

In addition to the legislative requirements, the Conservation Team also:

- Produced a help guide for all consultees entitled: '*Mr Straws Article 4(1) Direction – A Guide for Owners & Occupiers*' – A copy of this was attached to every consultation notice/letter (included in the appendix);

¹ All consultation responses can be found in the *Mr Straws Conservation Area Appraisal Consultation Report (September 2011)*, which is available on the 'Conservation and Heritage' section of the Council's website.

- The Worksop Archaeological & Local Historical Society were consulted on the 15th August 2013;
- Details of the Article 4(1) Direction were added to the Council's website on the 15th August 2013, including:
 - A new 'Article 4 Directions' webpage added, giving details of what an Article 4 is, what its implications are and what its aims are. Both the Direction/map and the 'Guide for Owners & Occupiers' were also added at the bottom of this page (screenshot included in the appendix);
 - A link to the new Article 4 webpage was added to the main Council homepage;
 - An amendment was made to the 'Conservation Areas' webpage, with a link to the 'Article 4 Directions' page;
 - An amendment was made to the 'Conservation Areas Information' webpage, with both documents added to the table on that page.

5. Consultation Responses

The Council received a total of 9 written/email consultation responses, in addition to a number of telephone call enquiries. A summary of each response received is set out below (in order of date received):

- a) The **Worksop Archaeological & Local Historical Society** (received 15th August 2013):
The WA&LHS welcomed the proposed Article 4 Direction. They see the benefits as twofold: Firstly, in helping to enhance the protection within the Conservation Area, and secondly, in arresting the attempts to introduce inappropriate development.
- b) Letter from **local resident** (received 19th August 2013) expressing concerns on the following grounds:
 - Waste of public money; scheme would add little/no value;
 - Will lead to additional costs and unnecessary delay when carrying out minor maintenance and improvement work;
 - To seek planning permission for minor works would be 'over the top';
 - Whole scheme seems preposterous;
 - Enjoyment of area would not be affected if cast iron gutters were replaced with aluminium.
- c) Letter from **local resident** (received 20th August 2013) expressing concerns on the following grounds:
 - Object to the proposed Conservation Area when a large supermarket is to be built just outside the area;
 - Will increase in traffic be acceptable in the Conservation Area?
 - Boundary is badly constructed. Should be around Blyth Grove only;
 - Suggest council give grants for improvements;
 - Unsure why Harstoft Avenue was not included;
 - Council should replace street furniture with more appropriate fixtures;
 - Conservation Area would harm saleability of property. New supermarket development also affecting saleability;
 - Unfair to impose a Conservation Area when supermarket site has been allowed;
 - How much will Council Tax increase?
 - Waste of money;
 - Proposal has not been thought out sufficiently;

- Little or no consultation with the people affected;
 - Council's time would be better spent re-developing Blyth Road/Carlton Road junction.
- d) Email from **local resident** (received 21st August 2013) making several comments:
- Fully support the Conservation Area;
 - Question why their particular property has been included when it was constructed in the 1990s;
 - Unnecessary restriction on a modern property;
 - Request property is removed from Conservation Area and Article 4.
- e) Letter from **local resident** (received 28th August 2013) making several comments:
- Residents within the Conservation Area are considering the impact of proposed restrictions;
 - Certain residents are trying to harm the Conservation Area prior to Article 4 is imposed (examples are given of properties currently installing PVC-u windows;
 - Unsure why residents would want to "deface what are the most interesting and beautiful buildings".
- f) Letter from **local resident** (received 13th September 2013), this letter being a copy of the one received on the 20th August 2013.
- g) Letter from the **Department for Communities and Local Government** (received 13th September 2013), reminding the Council to advise the Secretary of State about confirmation of the Direction and also requesting that DCLG be notified if the Council decides not to confirm the Direction.
- h) Response from **The National Trust** (received 20th September 2013) in support of the Article 4(1) Direction:
- Details given of the general history of The National Trust;
 - Mr Straw's House:
 - is one of the Trust's more modest properties, although in terms of interest per square metre it is hard to better;
 - The Edwardian house is virtually unchanged since 1930s;
 - House is a unique cultural and learning experience of life during the period;
 - Was silver award winner in 'Small Visitor Attraction of the Year' in 2007;
 - Designation of Conservation Area in 2011:
 - Was strongly supported by the Trust;
 - Vulnerability of the area to incremental change that slowly eroded its architectural and historic importance was noted;
 - Was also noted that such changes had already had a detrimental impact;
 - Whilst the Direction would impose additional restrictions, it does not prevent such development. Rather, *"it ensures it is carried out in a sympathetic manner having regard to the important distinctive elements of the Conservation Area as identified in the recent Conservation Area Appraisal"*;
 - *"In principle The National Trust supports the proposed Direction"*;
 - Matters covered in the Direction relate to areas the Trust previously [in the Conservation Area Appraisal consultation] either 'strongly agreed' or 'agreed' that Article 4 controls should be put in place;
 - Without control, all matters covered the Direction could have a disproportionate adverse impact on the Conservation Area;

- Without Article 4, there is a risk of loss of historic architectural features to the detriment of the character of the Conservation Area;
 - The National Trust supports the detail of the proposals;
 - The householder guidance document is noted. This helpful and pragmatic approach is welcomed.
- i) **Telephone Calls:**
- Call from **local resident** – Supportive of the Article 4, discussed re-painting of render on his property, although in the same colour (so Planning Permission probably wouldn't be required). Also commented on yellow plastic grit bin on Blyth Road, suggested a different type/colour to be more sympathetic to Conservation Area;
 - Call from **local resident** – Owner of a building in the affected area. Happy with Article 4, as he wants to carry out repairs and conversion to building sympathetically, so Article 4 would not unduly affect him in that respect;
 - Call from **local resident** – restating comments made in letter received on the 19th August 2013;
 - Several calls from **local residents** – stating that they thought the Article 4 controls were already in place and that they had no concerns;
 - Call from **new purchaser of a house** in the Conservation Area – discussed implications of a Conservation Area, the owner's desire for a sympathetic restoration of the house (timber windows, metal gutters, etc) and the design of a possible extension. Pleased with Conservation Area & Article 4 as this would help preserve/enhance the character of the area.
- j) Response from **English Heritage** received (2nd December 2013) in support of the Article 4 Direction:
- Supports Article 4 Directions in areas where it is necessary to secure the conservation of the heritage asset;
 - Research commissioned by EH (London School of Economics, March 2012), suggests that property values are, on average, around 9% higher in established Conservation Areas than elsewhere, partly due to the higher architectural quality of such areas;
 - Article 4s are beneficial in areas with a large proportion of single occupancy properties, as is the case with the Mr Straws Conservation Area;
 - The Conservation Area Appraisal (as required by the Planning (Listed Buildings and Conservation Areas) Act 1990), in addition to the owners & occupiers help guide, provides good evidence for the need for an Article 4 Direction;
 - Paragraph 200 of the NPPF advises that the use of Article 4 Directions should be limited to protect amenity or the wellbeing of the area;
 - A link to the 'Climate Change and Your Home' website is provided.

6. Officer responses to comments received

The responses from the Conservation Team to the issues raised in the consultation are outlined below. To avoid duplication, the specific issues are discussed rather than each individual letter/email/telephone call.

- a) **Confusion between the Conservation Area and the Article 4(1) Direction:**
- It should be reiterated that the Mr Straws Conservation Area was actually designated on the 25th May 2011 and that **all** properties within the Conservation Area were then notified of the designation and draft appraisal on the 27th May 2011. One of the key

outcomes of the appraisal consultation in June-July 2011 was the strong local support for an Article 4 Direction.

b) **The financial costs to affected residents:**

Contrary to some of the comments received, there would be no immediate cost implications to the properties in the affected area, as set out below:

- Firstly, there is **no fee** for an application for Planning Permission submitted as a result of an Article 4 Direction;
- Secondly, the Article 4 Direction does not require development already carried out prior to the Direction being replaced. Rather, the Article 4 Direction would only affect development proposed after the Direction is in place;
- Thirdly, the information requirements for planning applications submitted as a result of the Article 4 Direction will be considerably less than for a normal application. Applicants will only be required to submit information to show what is being proposed – full architectural plans would not be required in most circumstances;
- There would also be no fee required for a request for pre-application advice for works proposed that would require Planning Permission as a result of the Article 4 Direction.

Notwithstanding the above, there may be a cost implication in terms of the types of alterations which the District Planning Authority may permit (such as a timber panelled door), although this should be measured against the cost which would already apply (such as for a PVC-u door) and the longer shelf life of traditional fixtures such as timber joinery (compared to PVC-u). In addition, a recent study for English Heritage by the London School of Economics (May 2012) suggests that house prices within established Conservation Areas are, on average, around 8.5%-9.5% higher than outside of Conservation Areas (although of course, location and market conditions are also determining factors).

c) **Article 4 Directions are a “waste of public money”:**

As set out in the Planning (Listed Buildings & Conservation Areas) Act 1990, it is a requirement by law that Local Planning Authorities seek to preserve and enhance its Conservation Areas. Section 71 states that: LPAs should “*publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas*”; that these proposals are submitted for consideration at a public meeting in the area; and finally, that it has “*regard to views concerning the proposals expressed by persons attending the meeting*”. Further, Section 72 states that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance*” of Conservation Areas. **Article 4 Directions are one of the most comprehensive methods of preserving and enhancing Conservation Areas and are used in around 13% of all Conservation Areas in England.**

d) **Article 4 controls are “too strict”:**

The loss of traditional architectural features and replacement with unsympathetic fixtures can have a detrimental effect on the character and appearance of a Conservation Area. This is particularly the case in areas such as the Mr Straws Conservation Area, which has a large number of period c1870-1930 properties where joinery, roof materials, chimneys and boundary treatments are crucial to those buildings’ character and to the wider streetscene. It is therefore considered that because of its vulnerability (as most properties could otherwise be altered under permitted development), an Article 4 Direction is appropriate for this Conservation Area.

e) **Rainwater goods/guttering:**

One resident suggested that restricting the use of aluminium gutters was unnecessary. However, it should be pointed out it is not the aim of the Article 4 to restrict any type of metal guttering. Although most traditional guttering was cast iron, a number of types of metal guttering (including aluminium) **will** be appropriate within the Conservation Area. In addition, imitation cast metal plastic guttering (such as a Brett Martin) would also be appropriate in most circumstances.

f) **Solar panels:**

As discussed in English Heritage's guidance document *Microgeneration in the Historic Environment* (June 2008), the unsympathetic siting of solar panels within Conservation Areas can cause harm to the character and appearance of the Conservation Area. The Article 4 will allow the District Planning Authority to properly consider their siting and where necessary, suggest alternative locations (such as on less prominent roof slopes or ground-mounted within rear garden areas).

g) **Supermarket development off Carlton Road/Blyth Road:**

Several residents raised this issue in their responses. Although adjacent to the Mr Straws Conservation Area, the supermarket site is outside of the Conservation Area boundary and has no bearing on the character of the buildings within the Mr Straws Conservation Area (the site is not visible from most of the Conservation Area). In addition, the traffic flow issues along Blyth Road are primarily a matter for the County Council (as the Highway Authority for Bassetlaw) and not the District Council. Finally, the supermarket development was approved prior to the designation of the Conservation Area so the heritage constraints of the area now designated as the Mr Straws Conservation Area were not taken into consideration at that time.

h) **The boundary of the Conservation Area & Article 4 area:**

The boundary of the Mr Straws Conservation Area was strongly supported by local residents during the consultation of the Conservation Area Appraisal in June-July 2011, with over 86% approval. The boundary was drawn around an area identified for its architectural and historic interest, including distinctive Victorian and Edwardian properties along Carlton Road, Blyth Road, Blyth Grove, Highland Grove and South View, in addition to 1920s properties along Blyth Road and Shepherds Avenue. Many of the buildings were also designed by noted local/regional architects such as J.T. Shardlow (Worksop), A.H. Richardson (Worksop) or Eyre & Southall (Retford). Where possible, later properties are not included in the boundary.

For the Article 4 Direction, the same boundary is used as this is deemed necessary to help protect and enhance the whole Conservation Area. However, certain modern buildings are not included within the Article 4 Direction controls as there would be no perceived benefit to the Conservation Area.

i) **Street furniture and lighting:**

As stated previously, Nottinghamshire County Council is the Highways Authority for Bassetlaw and not the District Council. Therefore, the County Council owns the highway and is responsible for the installation and maintenance of street furniture and lighting. However, the District Council has already set out its support for more traditional street furniture within the approved Conservation Area Appraisal & Management Plan and the County Council are aware of this.

j) **Harstoft Avenue:**

This street was not included in the Conservation Area in 2011 as it was not considered significant enough in terms of its architectural quality, rarity or historic interest, particularly when compared to the designated area.

k) **The impact of the Conservation Area and Article 4 Direction on property prices and saleability:**

A recent study commissioned by English Heritage, carried out by the London School of Economics (May 2012), suggests that property prices within established and well-maintained Conservation Areas are between 8.5%-9.5% higher than equivalent properties outside of Conservation Areas. This % (or 'Premium') is even higher in suburban Conservation Areas. In addition, the study also found that:

"On average, property prices inside conservation areas with "Article 4" status exceed property prices in other conservation areas by about 15%" (LSE, May 2012).

Notwithstanding the above, Conservation Areas are not intended to be a driver of house price inflation. Rather, they are required to protect and enhance the special architectural and historic interest of an area which is worthy of designation.

k) **Suggestion that Council Tax would increase in the Conservation Area:**

The designation of a Conservation Area and the making of an Article 4(1) Direction has no effect on Council Tax banding.

l) **Proposal has not been thought out sufficiently:**

The designation of the Mr Straws' Conservation Area in May 2011 was the result of extensive public consultation and extensive primary and secondary research into the architectural significance and historic development of the area. The imposition of an Article 4 Direction received strong support from local residents during the consultation of the draft Conservation Area Appraisal in June-July 2011).

The Article 4(1) Direction was made at Planning Committee on the 14th August 2013, with extensive evidence present to committee members within both the committee report (which is given to members several days in advance of the committee meeting) and on the site visit undertaken around the affected area on the same day as the meeting.

Article 4 Directions are used in around 13% of all Conservation Areas in England and in a higher percentage of Conservation Areas which have a higher proportion of residential properties such as the Mr Straws' Conservation Area. Article 4 Directions in Conservation Areas are widely supported by English Heritage and by other heritage groups such as the National Trust, The Victorian Society and The Twentieth Century Society.

m) **Little or no consultation with people affected:**

Extensive public consultation has been carried out with regard to the designation of the Mr Straws' Conservation Area, the Mr Straws' Conservation Area Appraisal and the proposed Article 4(1) Direction. The various stages of consultation are set out below:

- Consultation of the *Draft Worksop Conservation Area Appraisal*:
 - On January 14th 2011, the Draft Worksop Conservation Area Appraisal was released for public consultation which set out what was special about the Conservation Area and also put forward the Council's management proposals. Within the appraisal, 10 areas with historic or architectural interest outside of the Worksop Conservation Area

boundary were identified (including the Mr Straw's area) for possible designation.

- In addition to direct consultation with North Notts College, the NHS Trusts and the National Trust, site notices were also placed in several locations along Blyth Road, Blyth Grove, highland Grove and Carlton Road. The information was also available on the Council's website and was advertised in the Worksop Guardian.
- The public/consultees were asked to comment on the suitability of these sites. Around **90%** of respondents supported the designation of this area.
- After reviewing the consultation responses from the *Worksop Conservation Area Appraisal* and conducting detailed research into the historic development of the Carlton Road/Blyth Road area, the Mr Straws' Conservation Area was designated at Planning Committee on the 25th May 2011. The committee report was available for public viewing 5 days prior to the committee meeting.
- A *Draft Mr Straws' Conservation Area Appraisal* was released for public consultation 2 days later, on the 27th May 2011. This management plan specifically discussed Article 4 Directions. This consultation comprised:
 - Each property within the Conservation Area being hand delivered a consultation letter and questionnaire (the questionnaire contained 2 questions on Article 4 Directions);
 - Site notices being attached to lamp posts in 10 locations within the Conservation Area;
 - An advertisement being placed in the Worksop Guardian (10th June 2011 edition);
 - Posters and copies of the draft appraisal being placed in North Notts College, Bassetlaw Hospital, Worksop Library, various public houses/café's around the Railway Station and in Worksop Town Hall;
 - A public meeting being held in North Notts College on the 14th June 2011 (attended by 16 local residents and 1 District Councillor [also a resident]);
 - All the information was available on the Council's website.
- Following the consultation, the Mr Straw's Conservation Area Appraisal was amended, taken into account the consultation responses. The final version was then approved at Planning Committee on the 7th September 2011.
- At the 14th August 2013 Planning Committee, an Article 4(1) Direction was made for the Mr Straws' Conservation Area. This Article 4(1) Direction had regard to the management plan in the approved *Mr Straws' Conservation Area Appraisal* and to public comments received during the June-July 2011 consultation and at the 14th June 2011 public meeting.
- On the 15th August 2013, each property within the Article 4(1) Direction area (the same boundary as the Conservation Area) was hand delivered a letter/notice, together with a guide for owners/occupiers. Site notices were placed in 12 locations within the area. An advertisement was placed in the Worksop Guardian (23rd August 2013 edition). All this information was also available on the Council's website.

n) The Council should focus on the Carlton Road/Blyth Road junction:

If this is in relation to the highway (including the road and the verges), then that is a matter for Nottinghamshire County Council (as the Highway Authority for Bassetlaw and the landowner) and not the District Council. If this is in relation to the adjoining supermarket site, this is primarily a matter for the landowner and the developer currently working on the site, although the Council would be involved should any new planning applications be submitted.

o) **Question why a 1990s property on Carlton Road is included in the Article 4 Direction:**

There are several modern buildings within the Conservation Area which have very little architectural merit. The Conservation Team acknowledges that an Article 4 Direction would have less merit for these properties. Therefore, changes to the Article 4 Direction have been made which take this into account (i.e. certain properties have been removed from the Article 4 Direction).

p) **Certain owners are installing PVC-u windows prior to Article 4 Direction coming into force:**

Whilst this is unfortunate for the character of the Conservation Area, it is not uncommon to see a small number of alterations carried out immediately prior to an Article 4 Direction coming into force. However, the majority of the Conservation Area's traditional architectural features are still in situ so the effect of the Article 4 Direction on the preservation of local character will be immediate and considerable. In addition, the Article 4 Direction will result in future (long-term) enhancements, where unsympathetic features are replaced over time with more appropriate features (such as timber joinery).

q) **Acknowledgement from the Department for Communities and Local Government:**

No issues were raised by the DCLG with regard to the Article 4 Direction. However, the DCLG did request that they been notified of a) if the Article 4 Direction is confirmed, or b) if the Council decides not to confirm the Direction. In this instance, the DCLG will be notified immediately after the Direction is confirmed on the 27th November 2013.

r) **Comments by The National Trust:**

The comments submitted by The National Trust were wholly supportive of the Article 4 Direction. The Conservation Team agrees that a Conservation Area such as the Mr Straws' is particularly vulnerable since none of the buildings are listed and small scale alterations carried out under permitted development rights could, over time, cause significant harm to the character of the Conservation Area.

s) **Telephone calls:**

Of the telephone calls received, most were supportive of the Article 4 Direction. Several residents sought advice on sympathetic alterations/repairs they were proposing to carry out (render repairs, guttering, windows, painting, etc) and they were subsequently sent guidance on these issues.

Several telephone calls were received from residents who had already sent letters. The issues they raised were also discussed in their written correspondence (supermarket site, impact on property values, highway issues, consultation, financial impact, etc). These issues have been addressed on pages 7-13 of this report.

One resident asked whether the yellow plastic pavement-mounted grit bins could be replaced with a more sympathetic type. After consulting with the Highways Department at Nottinghamshire County Council, they have confirmed that they only have the yellow grit bins at present, although this may change in the future.

One person called who was in the process of purchasing an Edwardian house within the Conservation Area. He was encouraged by the Article 4 Direction as it would mean the character of the area is preserved and was intending to renovate the property sympathetically following consultation with the Conservation Team. Owners of properties covered by the Article 4 Direction are always encouraged to seek the advice of the Conservation Team prior to carrying out any works.

t) **Comments by English Heritage:**

The Conservation Team agrees that a Conservation Area such as the Mr Straws' is particularly vulnerable since none of the buildings are listed, are mostly single occupancy (i.e. not flats) and small scale alterations carried out under permitted development rights could, over time, cause significant harm to the character of the Conservation Area.

The reference to the adopted Mr Straws Conservation Area Appraisal is welcomed, as that document (and the accompanying consultation process) provided a large amount of evidence to support the Article 4.

7. Alterations to Article 4(1) Direction following consultation

After reviewing the consultation responses, one change that is deemed necessary is to remove some of the modern properties from the majority of the Article 4 controls. Specifically with regard to the properties listed below, it is considered that apart from the control on boundary walls/fences, the rest of the controls would be unnecessary and there would be no public benefit. The properties to which the exemptions apply are:

- 7a Highland Grove;
- The Orchard, Highland Grove
- 18a Blyth Road;
- 18b Blyth Road;
- 52a Blyth Road; and
- 217 Carlton Road.

In addition to the change to the Article 4(1) Direction, two changes have been made to the planning service in Bassetlaw, these being to the validation requirements and to the need for pre-application fees:

a) **Validation Requirements:**

For applications for Planning Permission submitted as a result of the Article 4(1) Direction, the validation requirements have been relaxed insofar as applications will only be required to show details appropriate to what is being proposed. In most cases, this would mean that full architectural drawings are not usually required and instead submissions could include information such as annotated photographs, brochure extracts or material samples. This would have the result that the cost for submitting applications (in terms of acquiring drawings, etc) would be significantly reduced. This is, of course, in addition to the fact that such applications are already fee exempt. These changes would not affect the validation requirements for works already requiring Planning Permission.

b) **Pre-application process for works requiring Planning Permission as a result of the Article 4:**

The council currently employs a charging schedule for most requests for pre-application advice. However, with regard to requests for advice for development requiring Planning Permission as a result of the Article 4(1) Direction, there will be no fee required. This does not affect the fee requirements for proposals which would already require Planning Permission.

8. Conclusion

This consultation report has set out the consultation process carried out by the Conservation Team with regard to the Mr Straws' Article 4(1) Direction. It is considered that all the

consultation requirements, as set out in the Town & Country Planning (General Permitted Development) Order 1995 (as amended) and Circular 9/95 (as amended), have been carried out correctly. The Conservation Team have had regard to the consultation responses received and changes to the Article 4(1) Direction have been made accordingly.

The Appendix which follows contains examples of all the relevant documents used during the consultation including the initial Direction, resident/consultee notice, site notice, site notice locations map, newspaper advertisement, Article 4 web page and owners & occupiers help guide.

APPENDIX A: Initial Article 4(1) Direction, as made on the 14th August 2013

BASSETLAW DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED)

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5 APPLIES

BASSETLAW DISTRICT COUNCIL (MR STRAWS' CONSERVATION AREA) ARTICLE 4(1) DIRECTION 2013

WHEREAS the Council of the District of Bassetlaw (hereafter called the "the Council") being the appropriate Local Planning Authority within the meaning of Article 4(4) of the Town and Country Planning (General Permitted Development) Order 1995 as amended (hereinafter called "the order"), are satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out on the land known as Mr Straws' Conservation Area and shown edged black on the attached plan unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990.

AND WHEREAS the Council considers that development of the said descriptions would cause considerable harm to the character and appearance of the Mr Straws' Conservation Area and threaten its special architectural and historic interest.

NOW THEREFORE the said Council in pursuance of the power conferred on them by Article 4(1) of the Order hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the descriptions set out in the Schedule below.

THIS DIRECTION is made under Article 4(1) of the said Order and shall not come into force unless it is confirmed by the local planning authority. Such confirmation may take place not earlier than the 25th September 2013 (six weeks from the date of the Direction) or no later than two years from the service of all notices and will be separately notified to all owners and occupiers and other parties entitled to be notified under Article 5 (1) and (4) of the Order.

SCHEDULE 1

Development to which the Direction shall apply (specified by reference to the Town and Country Planning (General Permitted Development) Order 1995 (as amended):

Schedule 2, Part 1 - Development within the curtilage of a dwelling house

1. The enlargement, improvement or other alteration of a dwelling house (including the replacement of windows and doors) being development comprised within Class A, Part 1 of Schedule 2 to the said order (as amended) and not being development comprised within any other class, where any part of the enlargement, improvement or other alteration would be on a principle elevation fronting a relevant location* or on a side elevation;
2. Any other alteration to the roof of a dwelling house (including the replacement of roof tiles/slates) being development comprised within Class C of Part 1 of Schedule 2 of the said order and not being development within any other class, where the part of the roof affected would be on a principle slope facing a relevant location or on any side-facing slope;
3. The erection or construction of a porch outside any external door of a dwelling house being development comprised within Class D of Part 1 of Schedule 2 of the said Order and not being development comprised within any other class, where the porch would be on a principle elevation fronting a relevant location or on a side elevation;
4. The erection, alteration or removal of a chimney on a dwelling house being development comprised within Part 1 of Schedule 2 of the said Order and not being development comprised within any other part;

Schedule 2, Part 2 – Minor operations

1. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being development comprised within Class A of Part 2 of Schedule 2 of the Order, and not being development comprised within any other Class, where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwelling house and would front a relevant location.
2. The painting of the exterior of any principal building's masonry (including rendered walls) being development comprised within Class C of Part 2 of Schedule 2 of the said Order and not being development comprised within any other class, where the part of the building would be on a principle elevation fronting a relevant location or on a side elevation;

Schedule 2, Part 40 – Domestic microgeneration equipment

1. The installation, alteration or replacement of solar PV or solar thermal equipment on:
 - a. A dwelling house; or
 - b. A building situated within the curtilage of a dwelling houseExcept for equipment that is sited in such a location that it cannot be seen from a relevant location within the Mr Straws' Article 4(1) area.

* "Relevant location" means a highway, waterway or open space.

Made under the Common Seal of the Council of the District of Bassetlaw.

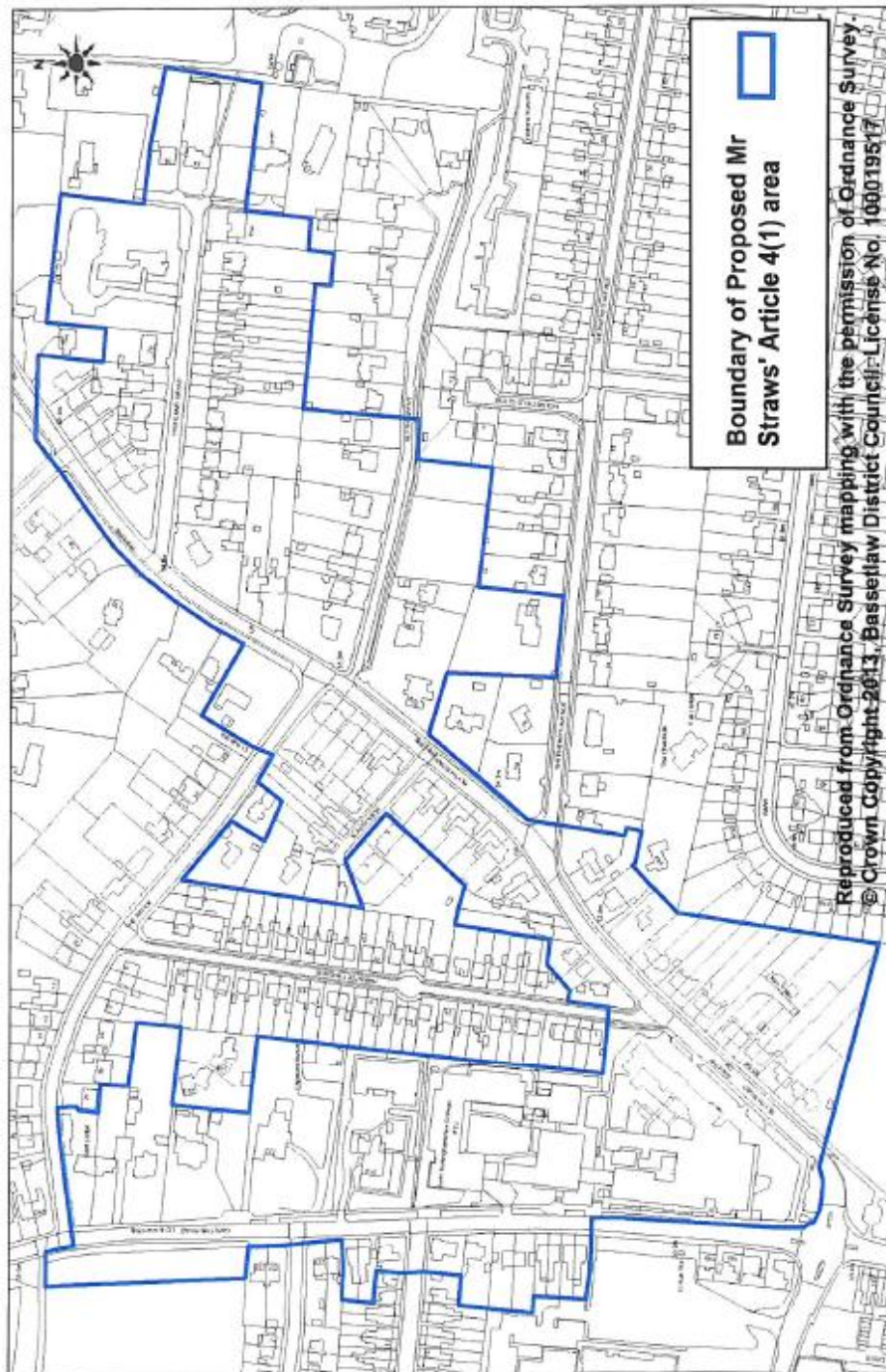
EXECUTED as a DEED by affixing
the COMMON SEAL of BASSETLAW
DISTRICT COUNCIL

In the presence of:


X S. Wymond X
.....
(Acting Solicitor to the Council)

Dated(date)..... 15th August 2013





APPENDIX B: Example consultation letter, as sent on the 15th June 2013


BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE
Queen's Buildings, Potter Street, Worksop, Nottinghamshire S80 2AH.
Tel: Worksop (01909) 533533 Fax: Worksop (01909) 533400 DX 723180 Worksop 3
E Mail: planning@bassetlaw.gov.uk or building_control@bassetlaw.gov.uk
Minicom: Retford (01777) 713820 Worksop (01909) 533214
www.bassetlaw.gov.uk

The Owner/Occupier

Please ask for: Michael Tagg
Direct dialling: (01909) 533484
Email: michael.tagg@bassetlaw.gov.uk

15th August 2013

Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Notice pursuant to Article 5(1) of the making of an Article 4(1) Direction covering the Mr Straws' Conservation Area



Bassetlaw District Council has made an Article 4(1) Direction on the 14th August 2013, under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 as amended (hereafter called "the Order"). The Direction relates to development comprising:

- The enlargement, improvement or other alteration to a dwellinghouse (including alteration or installation of windows, doors and the addition of extensions) on the front or side of a building (as permitted by Class A of Part 1 of Schedule 2 of the Order);
- The replacement of roof materials, installation of dormer windows and any other alterations to a roof of a dwellinghouse (as permitted by Classes B and C of Part 1 of Schedule 2 of the Order);
- The addition of a porch on the front or side of a dwellinghouse (as permitted by Class D of Part 1 of Schedule 2 of the Order);
- The erection, alteration or removal of a chimney of a dwellinghouse (as permitted by Part 1 of Schedule 2 of the Order);
- The erection, construction, improvement or alteration of a gate, fence wall or other means of enclosure (as permitted by Class A of Part 2 of Schedule 2 of the Order);
- The painting of any exterior wall of the front or side of a principal building (as permitted by Class C of Part 2 of Schedule 2 of the Order); and
- The installation, alteration or replacement of solar PVs on the front or side facing slopes of a roof (as permitted by Part 40 of Schedule 2 of the Order).

The Direction would remove permitted development rights for the types of development listed above, effective from the date the Direction would come into force. Planning Permission would therefore be required for any of the above types of development, once the Direction is in force.


The Article 4(1) Direction would apply to the whole of the Mr Straws' Conservation Area in Worksop.

A copy of the Direction, including a map defining the area covered, can be viewed at Bassetlaw District Council, Queens Buildings, Potter Street, Worksop, Nottinghamshire, S80 2AH between 8.40am to 5.00pm, or can be viewed on the Council's website at www.bassetlaw.gov.uk. Copies of the Direction and Direction Map may be purchased at the



Bassetlaw-Serving North Nottinghamshire
Director of Community Services

APPENDIX C: Example site notice, as displayed from the 15th August 2013


BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE
Queen's Buildings, Potter Street, Worksop, Nottinghamshire S80 2AH.
Tel: Worksop (01909) 533533 Fax: Worksop (01909) 533400 DX 723180 Worksop 3
E Mail: planning@bassetlaw.gov.uk or building.control@bassetlaw.gov.uk
Minicom: Retford (01777) 713820 Worksop (01909) 533214
www.bassetlaw.gov.uk

Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Notice pursuant to Article 5(1) of the making of an Article 4(1) Direction covering the Mr Straws' Conservation Area

Bassetlaw District Council has made an Article 4(1) Direction on the 14th August 2013, under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 as amended (hereafter called "the Order"). The Direction relates to development comprising:

- The enlargement, improvement or other alteration to a dwellinghouse (including alteration or installation of windows, doors and the addition of extensions) on the front or side of a building (as permitted by Class A of Part 1 of Schedule 2 of the Order);
- The replacement of roof materials, installation of dormer windows and any other alterations to a roof of a dwellinghouse (as permitted by Classes B and C of Part 1 of Schedule 2 of the Order);
- The addition of a porch on the front or side of a dwellinghouse (as permitted by Class D of Part 1 of Schedule 2 of the Order);
- The erection, alteration or removal of a chimney of a dwellinghouse (as permitted by Part 1 of Schedule 2 of the Order);
- The erection, construction, improvement or alteration of a gate, fence wall or other means of enclosure (as permitted by Class A of Part 2 of Schedule 2 of the Order);
- The painting of any exterior wall of the front or side of a principal building (as permitted by Class C of Part 2 of Schedule 2 of the Order); and
- The installation, alteration or replacement of solar PVs on the front or side facing slopes of a roof (as permitted by Part 40 of Schedule 2 of the Order).

The Direction would remove permitted development rights for the types of development listed above, effective from the date the Direction would come into force. Planning Permission would therefore be required for any of the above types of development, once the Direction is in force.


The Article 4(1) Direction applies to the whole of the Mr Straws' Conservation Area in Worksop.

A copy of the Direction, including a map defining the area covered, can be viewed at Bassetlaw District Council, Queens Buildings, Potter Street, Worksop, Nottinghamshire, S80 2AH between 8.40am to 5.00pm, or can be viewed on the Council's website at www.bassetlaw.gov.uk. Copies of the Direction and Direction Map may be purchased at the price of £5 per copy.


Representations may be made concerning the Article 4(1) Direction between the 15th August 2013 and the 25th September 2013. If you wish to make representations, you may do so by email to michael.tagg@bassetlaw.gov.uk or by post to Michael Tagg (Conservation Officer), Planning Policy & Conservation, Bassetlaw District Council, Queens Buildings, Potter Street, Worksop, Nottinghamshire, S80 2AH. Any representations must be made by 5.00pm on the 25th September 2013.

The Article 4(1) Direction will come into force, subject to confirmation by the Council, on the 6th November 2013.

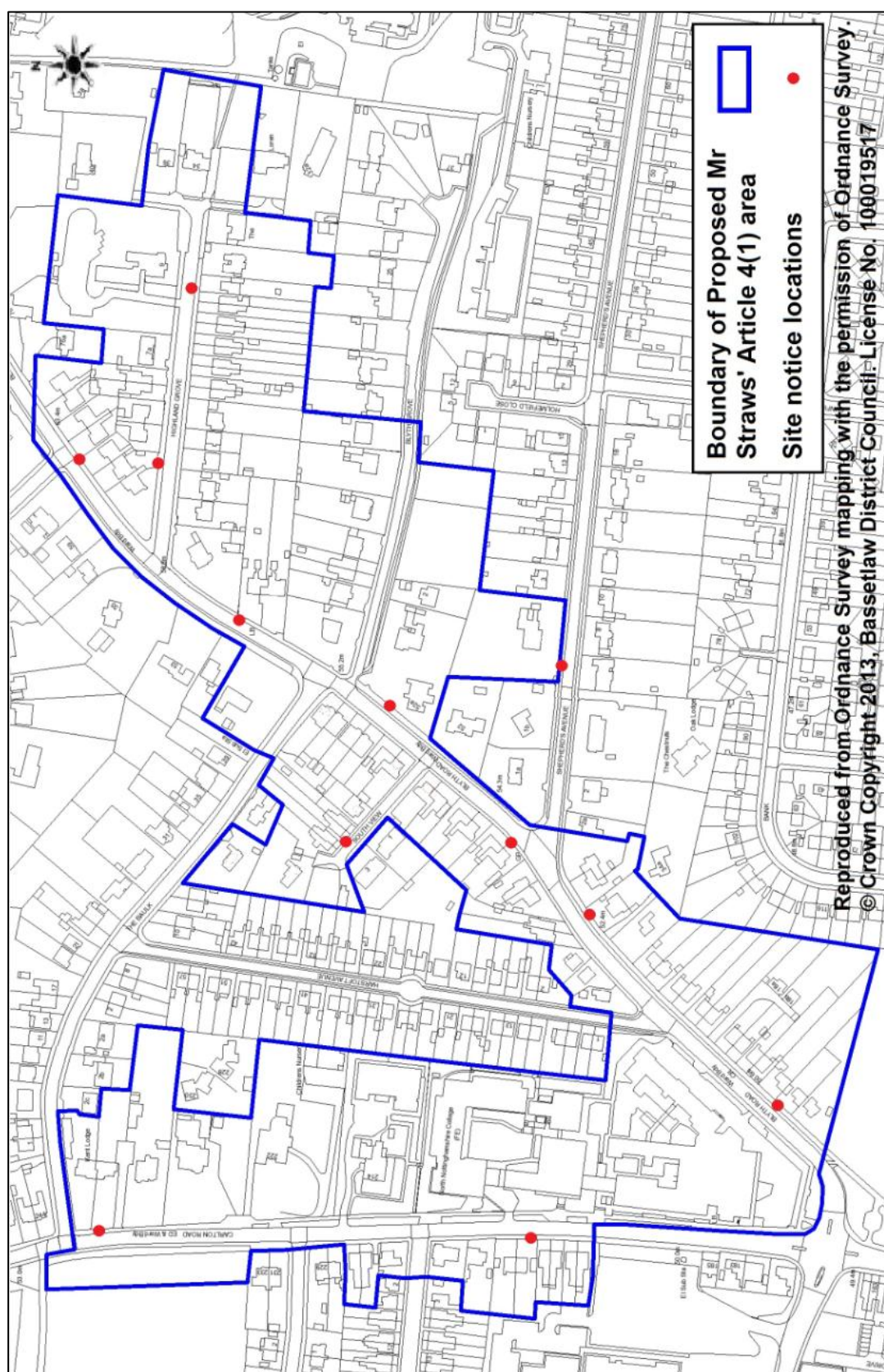
Dated: 15th August 2013.


INVESTOR IN PEOPLE

Bassetlaw-Serving North Nottinghamshire
Director of Community Services


POSITIVE ABOUT
DISABILITY
L.H.E.A.D. - Issue 2/08

APPENDIX D: Map showing site notice locations



APPENDIX E: Worksop Guardian advertisement (23rd August 2013 issue)



PUBLIC NOTICES

Bassetlaw District Council
Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Notice pursuant to Article 5(1) of the making of an Article 4(1) Direction covering the Mr Straws' Conservation Area

Bassetlaw District Council has made an Article 4(1) Direction on the 14th August 2013, under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 as amended (hereafter called "the Order"). The Direction relates to development comprising:

- The enlargement, improvement or other alteration to a dwellinghouse (including alteration or installation of windows, doors and the addition of extensions) on the front or side of a building (as permitted by Class A of Part 1 of Schedule 2 of the Order);
- The replacement of roof materials, installation of dormer windows and any other alterations to a roof of a dwellinghouse (as permitted by Classes B and C of Part 1 of Schedule 2 of the Order);
- The addition of a porch on the front or side of a dwellinghouse (as permitted by Class D of Part 1 of Schedule 2 of the Order);
- The erection, alteration or removal of a chimney of a dwellinghouse (as permitted by Part 1 of Schedule 2 of the Order);
- The erection, construction, improvement or alteration of a gate, fence wall or other means of enclosure (as permitted by Class A of Part 2 of Schedule 2 of the Order);
- The painting of any exterior wall of the front or side of a principal building (as permitted by Class C of Part 2 of Schedule 2 of the Order); and
- The installation, alteration or replacement of solar PVs on the front or side facing slopes of a roof (as permitted by Part 40 of Schedule 2 of the Order).

The Direction would remove permitted development rights for the types of development listed above, effective from the date the Direction would come into force. Planning Permission would therefore be required for any of the above types of development, once the Direction is in force.

The Article 4(1) Direction applies to the whole of the Mr Straws' Conservation Area in Worksop.

A copy of the Direction, including a map defining the area covered, can be viewed at Bassetlaw District Council, Queens Buildings, Potter Street, Worksop, Nottinghamshire, S80 2AH between 8.40am to 5.00pm, or can be viewed on the Council's website at www.bassetlaw.gov.uk. Copies of the Direction and Direction Map may be purchased at the price of £5 per copy.

Representations may be made concerning the Article 4(1) Direction between the 15th August 2013 and the 2nd October 2013. If you wish to make representations, you may do so by email to michael.tagg@bassetlaw.gov.uk or by post to Michael Tagg (Conservation Officer), Planning Policy & Conservation, Bassetlaw District Council, Queens Buildings, Potter Street, Worksop, Nottinghamshire, S80 2AH. Any representations must be made by 5.00pm on the 2nd October 2013.

The Article 4(1) Direction will come into force, subject to confirmation by the Council, on the 6th November 2013.

David Armiger
Dated: 22nd August 2013.
(Bassetlaw District Council)

 **BASSETLAW**
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

APPENDIX F: New Article 4(1) Direction web page (15th August 2013)

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Article 4 Directions

What is an Article 4 Direction?

Under the Town and Country Planning Acts, a number of minor alterations to buildings are deemed to have been given planning consent by the Secretary of State. This 'permitted development', as set out in the Town and Country Planning (General Permitted Development) Order 1995 as amended, allows work to be undertaken without planning permission. This would normally include household developments such as the replacement of windows and doors and the construction of extensions (including conservatories, garages and porches), in addition to other works such as the installation of solar panels and alterations to boundary walls/fences. An Article 4 Direction removes some or all of these permitted development rights.

Please note that the demolition of certain unlisted buildings outside of Conservation Areas may also be permitted development and an Article 4 Direction could be made to remove this. However, there are currently no Article 4 Directions of this type within Bassetlaw.

How are owners affected?

Owners or occupiers will require Planning Permission for alterations to those parts of a building covered by the Article 4 Direction. Failure to obtain Planning Permission for such alterations may result in enforcement action being taken by the Council. There is no fee for an application for works affected by the Direction, although the normal fee will still apply for works ordinarily requiring Planning Permission.

The aims of an Article 4 Direction are to:

1. Protect the historic architectural features of buildings within the affected area; and
2. Seek the enhancement of the affected area where changes are proposed, by restricting unsympathetic architectural changes and encouraging the reintroduction of traditional features.

What types of historic architectural features do Article 4(1) Directions aim to protect?

The first aim of an Article 4 Direction is to protect those architectural features which could ordinarily be altered or removed without the need for Planning Permission. Of these features, windows and doors are the most vulnerable to such change. Boundary walls/fences/railings/gates, rainwater goods, roof materials, chimneys and other types of joinery and ironwork (such as bargeboards, finials and brackets) are also at significant risk.

What will be expected of new development/alterations?

The second aim of an Article 4 Direction is to seek the enhancement of the affected area, by restricting unsympathetic changes to buildings (such as the introduction of PVC-u windows) and encouraging the use of traditional architectural features and materials.

Article 4(1) Directions in Bassetlaw

Currently there is one Article 4(1) Direction in Bassetlaw, although this is only at the consultation stage and has yet to be 'confirmed'. On the **14th August 2013**, an Article 4(1) Direction was made to withdraw permitted development rights for certain external works to buildings within the **Mr Straws' Conservation Area**. It is intended that subject to public consultation, the Direction will be confirmed by Planning Committee on the **6th November 2013**. A copy of the proposed Direction & map and a guide for owners & occupiers are available below:

- [Proposed Mr Straws' Article 4\(1\) Direction & Map](#)
- [Proposed Mr Straws' Article 4\(1\) Direction - A Guide for Owners & Occupiers](#)

For further advice on Article 4 Directions, please contact the Conservation Team on (01909) 533484, 533191 or 533427.

Last Updated - 15/08/2013



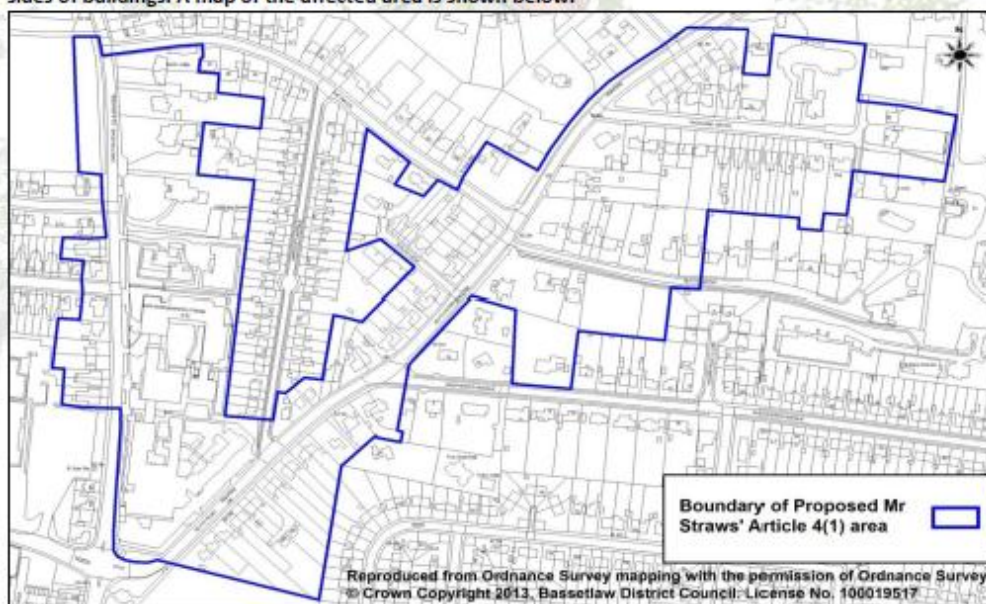




APPENDIX G: A Guide for Owners & Occupiers (15th August 2013 version)

MR STRAWS' ARTICLE 4(1) DIRECTION – A GUIDE FOR OWNERS AND OCCUPIERS

On the 14th August 2013, an Article 4(1) Direction was made to withdraw permitted development rights for external works to buildings within the Mr Straws' Conservation Area. If the direction is confirmed (on the 6th November 2013), Planning Permission would then be required for certain external alterations to the front or sides of buildings. A map of the affected area is shown below.



What is an Article 4(1) Direction?

Under the Town and Country Planning Acts, a number of minor alterations to buildings are deemed to have been given planning consent by the Secretary of State. This 'permitted development', as set out in the Town and Country Planning (General Permitted Development) Order 1995 as amended (hereafter called 'the Order'), allows work to be undertaken without planning permission. This would normally include household developments such as the replacement of windows and doors and the construction of extensions (including conservatories, garages and porches), in addition to other works such as the installation of solar panels and alterations to boundary walls/fences. An Article 4(1) Direction removes some or all of these permitted development rights.

What would be controlled?

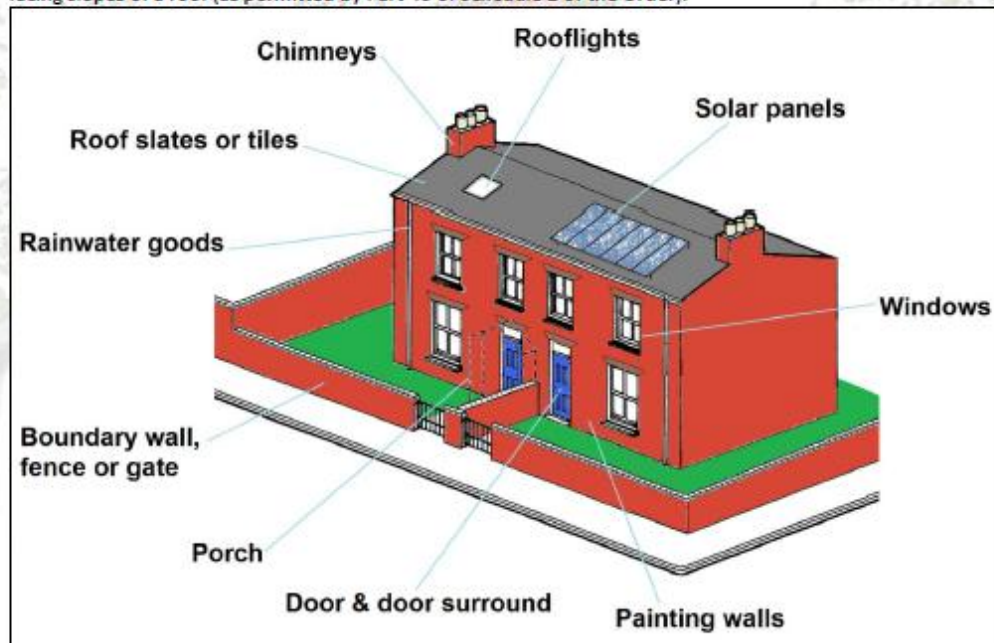
The effect of the Article 4(1) Direction would be that the following types of development would require Planning Permission:

- The enlargement, improvement or other alteration to a dwelling (including the replacement or installation of windows/doors and the addition of extensions) on the front or side of a building (as permitted by Class A of Part 1 of Schedule 2 of the Order);
- Any other alteration to the roof (including the replacement of roof materials, installation of dormer windows) on the front or side slopes of the roof of a dwelling (as permitted by Classes B and C of Part 1 of Schedule 2 of the Order);
- The addition of a porch on the front or side of a dwelling (as permitted by Class D of Part 1 of Schedule 2 of the Order);
- The erection, alteration or removal of a chimney on a dwelling (as permitted by Part 1 of Schedule 2 of the Order);



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

- The erection, construction, improvement or alteration of a gate, fence wall or other means of enclosure (as permitted by Class A of Part 2 of Schedule 2 of the Order);
- The painting of any exterior wall of the front or side of a principal building (as permitted by Class C of Part 2 of Schedule 2 of the Order); and
- The installation, alteration or replacement of solar photovoltaic equipment (solar panels) on the front or side facing slopes of a roof (as permitted by Part 40 of Schedule 2 of the Order).



How are owners affected?

Owners or occupiers will require Planning Permission for alterations to those parts of a building covered by the Article 4(1) Direction. Failure to obtain Planning Permission for these alterations may result in enforcement action being taken by the Council. There is no fee for an application for works affected by the Direction, although the normal fee will still apply for works ordinarily requiring Planning Permission.

The aims of the Article 4(1) Direction are to:

- Protect the historic architectural features of buildings within the Mr Straws' Conservation Area boundary; and
- Seek the enhancement of the area where changes are proposed, by restricting unsympathetic architectural changes and encouraging the reintroduction of traditional features.

A copy of the full Direction can be viewed at:

Bassetlaw District Council
Queens Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH

On the Council's website:
www.bassetlaw.gov.uk

By contacting the Council's
Planning Policy & Conservation
Team on:
(01909) 533484
(01909) 533191
(01909) 533427

What types of historic architectural features does the Article 4(1) Direction aim to protect?

The first aim of the Article 4(1) Direction is to protect those architectural features which could ordinarily be altered or removed without the need for Planning Permission. Of these features, windows and doors are the most vulnerable to such change. Boundary walls/fences/railings/gates, rainwater goods, roof materials, chimneys and other types of joinery and ironwork (such as bargeboards, finials and brackets) are also at significant risk.

a) Windows

The Mr Straws' Conservation Area has a range of traditional window types, the most common being '1 over 1' vertical sliding timber sashes. Other styles present include multiple-pane sashes, timber casements, metal-framed ('Crittall') and leaded units. Window bays, timber transoms and stone mullions are also common, containing a variety of window types (depending on the period of the building). In addition, window heads and cills add greatly to the special character of the Conservation Area, with brick arches, stone lintels and stone cills the most common.



b) Doors

As with windows, there are a range of door types and styles within the Mr Straws' Conservation Area, although a solid timber construction is common throughout. For the Victorian and Edwardian buildings, 4 panel doors are the most widespread, often with the upper panels glazed (coloured, painted or etched glass is prevalent). Variations on this arrangement can also be found, with a single glazed panel common to Edwardian doors. 1910s-1930s doors show a growing Art Deco influence, with rounded glazing panels or round-headed door and frame. The door surrounds also vary, with simpler stone and brick surrounds contrasting with the more ornate timber-framed sidelights and fanlights or the multiple recessed arches on 1920s buildings.



c) Boundary walls, fences, railings and gates

Given the period of architecture within the area, boundary walls are predominantly red brick with either stone or clay tile copings. Stone is also found, including the ashlar walls found on Carlton Road (dating to the late-18th century) and the rusticated style found on Blyth Road (late-19th/early-20th century). Railings would have also featured when the buildings were first constructed, although the majority of these were removed during the Second World War. Nevertheless, the reintroduction of appropriate railings is likely to be supported (subject to design and method of fixing). A number of traditional styles of gate also exist, using both timber and metal.



d) Rainwater goods

Historic rainwater goods within the Mr Straws' Conservation Area are predominantly cast iron, usually half-round in profile, (although some squared examples also exist) and fixed using rise and fall brackets or fascia brackets. A number of original ogee-style gutters can also be found, in addition to several types of hopper.



e) Roof slates/tiles and chimneys

The most common roofing material within the Conservation Area is natural slate, found on most of the area's historic buildings. Plain clay tiles/rosemaries can also be found, particularly on early-20th century buildings. The predominant material for ridge tiles is clay, with plain angled tiles (both blue/grey and red) and half-round tiles the most common. Stone ridge tiles and decorated clay ridge tiles also exist, although these are usually found on the larger buildings. Many of the buildings also have clay finials at the ends of the roof, with red ball finials the most prevalent. Chimney stacks are primarily constructed of brick, with a variety of decorative styles found. Most chimney pots are clay, with roll-top, louvered, crown and squared types all found throughout.



f) Other joinery and ironwork (bargeboards, finials, brackets, mock-Tudor cladding)

Many of the buildings within the Mr Straws' Conservation Area, particularly those from the Victorian and Edwardian periods, have a range of decorative joinery. This includes bargeboards (often with ornate fretwork), brackets, mock-Tudor cladding and pointed finials. A number of buildings also contain decorative ironwork.



What will be expected of new development?

- Traditional timber/metal framed windows should be retained and repaired where possible. Usually this will not require Planning Permission;
- Draught-proofing of traditional windows will help reduce heat loss, without needing Planning Permission;
- Secondary glazing may help to improve energy efficiency without the need for Planning Permission;
- If windows are to be replaced, Planning Permission will be required. Double glazing will usually be acceptable, although UPVC frames are not acceptable. New windows should be of a design and material (usually timber or metal-framed) appropriate to the building, ideally matching the originals in appearance;
- Traditional timber doors should be retained and repaired where possible. If replacement of doors is necessary, this should be with a style appropriate to the building;
- New rainwater goods should be cast metal (iron or aluminium) or a good quality imitation cast metal, finished in an appropriate colour (black is the most common);
- The addition of UPVC fascia boards will not normally be acceptable;
- Roofs should be finished in traditional materials appropriate to the building. Natural slate or plain clay tiles/rosemaries should be used in most cases, in conjunction with suitable ridge tiles;
- Traditional boundary treatments should be retained and repaired. Where replacement is necessary, the design and materials used should be appropriate to the building and ideally match the original boundary treatment in appearance;
- Solar panels on the front or side elevations will not normally be acceptable;
- Render should be painted suitable colours or left with a natural finish (whichever is appropriate for the building).

For further information or advice, please contact the Planning Policy & Conservation Team at Bassetlaw District Council on (01909) 533484, 533191 or 533427 or visit www.bassetlaw.gov.uk.