

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 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 Schedule One 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 was made on 15th August 2013 under article 4(1) of the said Order. In accordance with Article 5(9) and 5(10) of the said Order, the Council confirmed the Article 4(1) Direction on 19th December 2013.

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

5. 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.
6. 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

7. 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.

SCHEDULE 2

This Article 4(1) Direction shall apply to all properties included within the boundary as shown on the attached map. However, for the properties listed below, paragraphs 1, 2, 3, 4, 6 and 7 of Schedule 1 of this Direction shall not apply:

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

The above properties are also highlighted in red on the attached map.

Confirmed 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

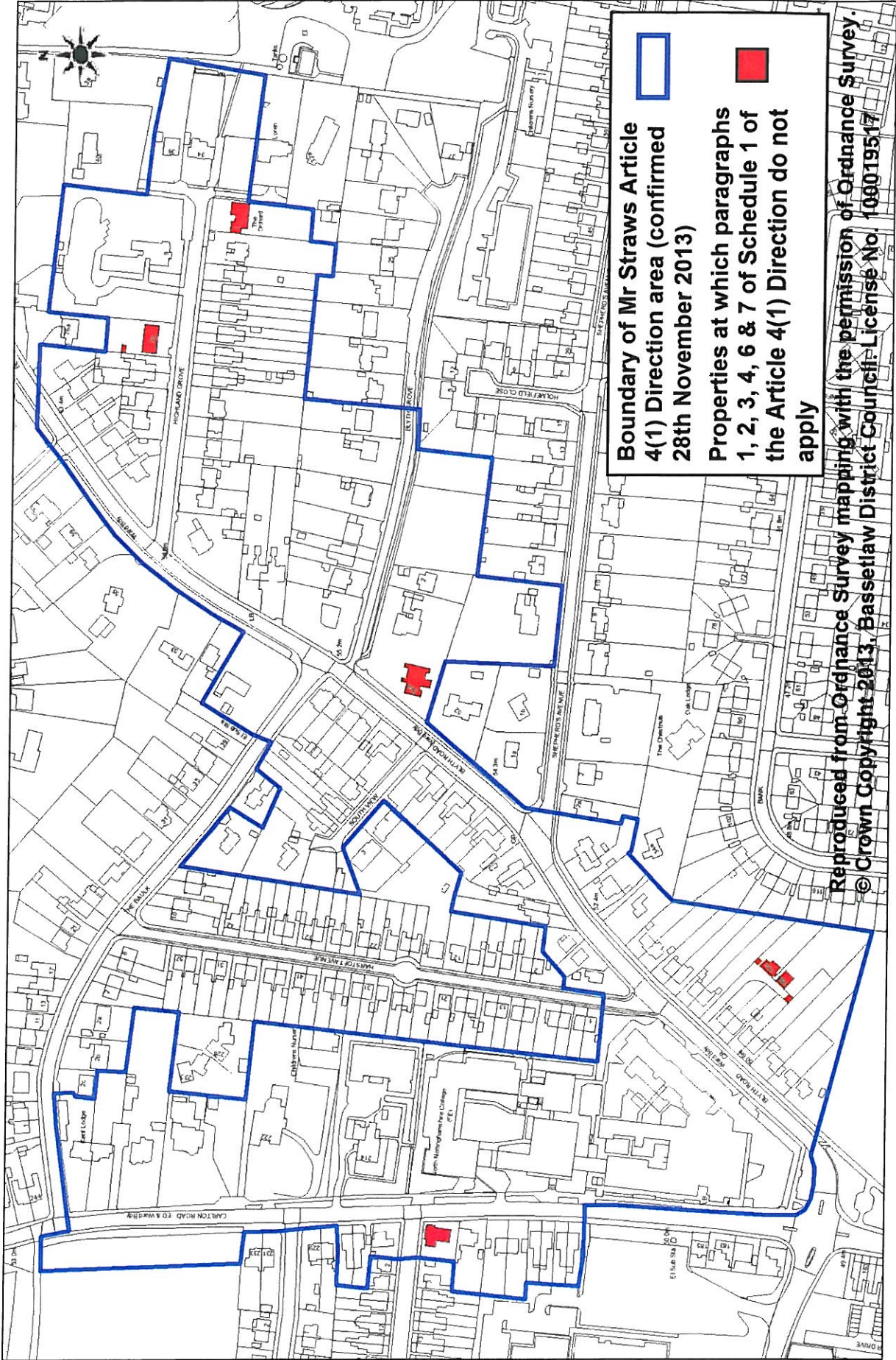
In the presence of:

S. Wormald.
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(Acting Solicitor to the Council)

Dated 14th December 2013



15622



Boundary of Mr Straws Article 4(1) Direction area (confirmed 28th November 2013)

Properties at which paragraphs 1, 2, 3, 4, 6 & 7 of Schedule 1 of the Article 4(1) Direction do not apply

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