What is restricted by the Article 4 Direction?
The Direction applies to any part of a house which faces on to a road, footpath or designated open space in Whalton.

Planning permission must be sought for the following alterations or developments to properties covered by the Direction:

- Erection, removal or alteration of a chimney
- Any enlargement, improvement or alteration of a dwelling, such as the addition of porches, extensions, garages, sheds or removal of architectural features and replacement of windows and doors
- Any alteration to a roof
- Construction of a porch or canopy outside an external door
- Construction of any building or enclosure, swimming or other pool within the front garden; or its maintenance, improvement or alteration
- Provision of any hard surface
- Installation, alteration or replacement of a satellite antenna
- Erection, construction, maintenance, improvement, alteration or demolition of a gate, fence or wall or other means of enclosure
- Painting or cladding of the exterior of any part of a house, including doors, porch and window frames.

Is my property covered by the Article 4 Direction?
The Direction applies to the following properties in Whalton:

- Nos 1, 2, 3, 4, 5, 6 and 7 Bank Cottages
- Nos 1, 2 (Yew Tree Cottage), 3, 4, and 5 Berkeley Terrace
- Brunswick House
- Nos 1, 2, 3 and 4 (Westsyde) Castle Ward Cottages
- Corner House
- Dairy Cottage
- Nos 1 (Mayfield), 2 and 3 The Garden Houses
- Kern House
- Glebe Cottage
- Lynn Law Cottage
- Nos 1 – 16 Manor Close (odd and even numbers)
- Manor Cottage
- Moore House
- Moore House Lodge
- Old School House
- Post Office House
- The Rectory
- Red House
- Wells House
- Wells House Cottage
- West End House
- West House Cottage

The Article 4 Direction does not apply to any listed buildings as changes or alterations to these require Listed Building Consent under the Planning (Listed Building and Conservation Areas) Act 1990.
Introduction

The Whalton Conservation Area was designated in 1973 as ‘an area of special interest, the character and appearance of which it is desirable to preserve or enhance’.

This restricts the permitted development rights of buildings within its boundary.

Many small changes to unlisted dwelling houses are not under planning control. An Article 4 Direction can control certain alterations to historic features and fabric of dwellings by removing ‘Permitted Development’ and requiring planning permission for those changes.

Those features affected can include windows, doors, rainwater goods and chimneys. Article 4 Directions seek to control changes which would be unsympathetic or damaging as, over time, such changes can affect the overall quality of the character and appearance of an area.

The Whalton Article 4(2) Direction

The Whalton Article 4(2) Direction was made in 2003, under the Town and Country Planning (General Permitted Development) Order 1995. It is a legal requirement that planning permission is sought for certain classes and types of development that affect the public face of a building, that is, those elevations fronting the main street or significant side streets.

There is no fee for any application which is necessary only because of an Article 4(2) Direction.

In determining planning applications, the local planning authority will carefully consider the quality of the design and potential impact of the work on the character and appearance of the Whalton Conservation Area.

The aim of the Direction is to encourage the retention of traditional features which contribute to the character and appearance of the Conservation Area, and to encourage best conservation practice.

Enforcement

Any inappropriate alterations carried out without planning permission may be subject to enforcement action by the local planning authority.

Further information

A copy of the Whalton Article 4 Direction, and more details about how it affects any proposed changes is available at: www.northumberland.gov.uk/ConservationAreas

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