

STONE

ARTICLE 4 DIRECTION

Appendix

Supplementary Planning Guidance



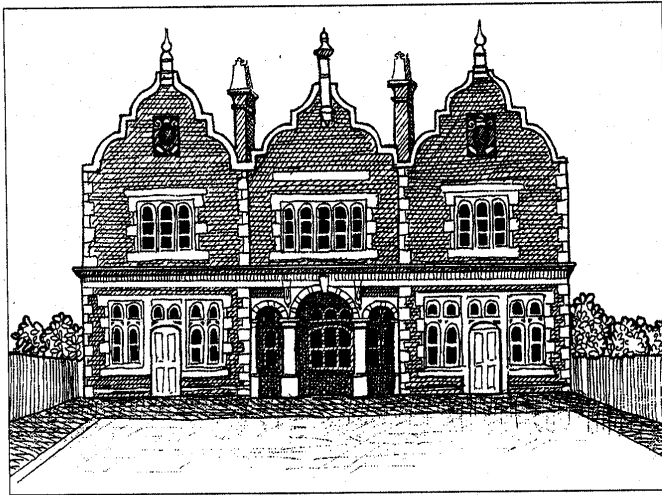
STAFFORD BOROUGH COUNCIL

Introduction

The purpose of this booklet is to provide guidelines for property owners and to assist in the processing of applications for formal planning permission required as a result of the serving of the Article 4 Direction on specified properties in the Stone Conservation Area.

Why has an Article 4 Direction been made for Stone?

The major new extension to the Stone conservation area, bordering the railway and extending from the Railway Station to Granville Terrace, is a well



Stone Railway Station c. 1848 grade II listed building.

preserved residential district of the town. However, its special architectural and historic character is vulnerable to damage from small scale alterations which do not normally require planning permission. These include the replacement of original painted windows and doors with plastic, aluminium and stained hardwood, and the replacement of tile and slate roof coverings with fibrecement and concrete. Designation as a conservation area does not, by itself, protect against such changes.

At present, examples of such unsympathetic works are comparatively few, but where they do occur they are very obvious, and detrimental to the overall quality of the terraces and streets. If unchecked, they could collectively ruin the special character of this part of the conservation area.

What is an Article 4 Direction?

The Planning Acts (Acts of Parliament) define what is development for the purposes of planning control. The Town and Country Planning (General Permitted Development) Order 1995, an Order made by Parliament, removes the requirement for formal planning permission for certain minor categories of development. These are known as "Permitted Development Rights". Where an Article 4 Direction is made, specified categories of Permitted Development are no longer exempt from the need to apply for formal planning permission.

What Additional Work requires Planning Permission?

In addition to the normal requirements for planning permission, permission is also required for the following (N.B. A "relevant location" means a highway, waterway or open space).

1. The enlargement, improvement or other alteration of a dwellinghouse (including replacement windows and doors), where any part of the enlargement, improvement or alteration would front a relevant location.
2. Alterations to the roof of a dwellinghouse (e.g. changing the roof material, or inserting a dormer window or rooflight), where the alteration would be to a roof slope which fronts a relevant location.
3. The erection or construction of a porch outside an external door of a dwellinghouse, where the external door in question fronts a relevant location.
4. The erection, alteration or removal of a chimney on a dwellinghouse or a building in the curtilage of a dwellinghouse.
5. The erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure, fronting a relevant location.
6. The painting of the exterior of any part, which fronts a relevant location, of a house or of an outbuilding within the curtilage of a house. (This applies only to surfaces not previously painted, or where a significant change in colour is involved).
7. Demolition of a gate, fence, wall or other means of enclosure in the curtilage of a dwellinghouse and fronting a relevant location.

Which Properties are Affected?

The map on page 6 identifies the buildings covered by the Article 4 Direction. These buildings are all unlisted, but collectively they are considered to be of historic and architectural merit. Owners and/or occupiers are notified individually when a direction is made and the existence of the Direction is revealed when a Local Authority "Search" is made in respect of a property sale.

How do I make an Application for works covered by the Article 4 Direction?

A formal planning application is made. Forms are available from the Development Department of the Borough Council (address at end of leaflet). The completed application forms should be accompanied by drawings clearly showing the effect of your proposals.

Is there a Charge?

No fee is payable for applications made as a direct result of the Article 4 Direction. If your proposals include other works which would normally require formal planning permission, the fee payable will relate to that part of the work only.

Are there any special requirements?

Yes. The Borough Council has adopted the following aims with regard to proposals made as a result of the Article 4 Direction:

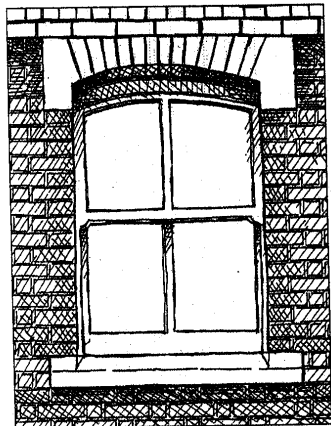
- To retain all historic architectural detail which survives.
- To encourage the reinstatement of such detail where it has been lost. This could involve the help of grant aid where possible.
- To prevent any further erosion of the special architectural and historic character of the conservation area.

So what does this mean in practice?

The Borough Council will seek to retain and protect existing historic features and seek to reinstate such features to the original design where appropriate. To this end the following guidance became Borough Council Policy on 19th September, 1996, for planning applications made as a result of the Article 4 Direction.

1. Changes to Doors and Windows

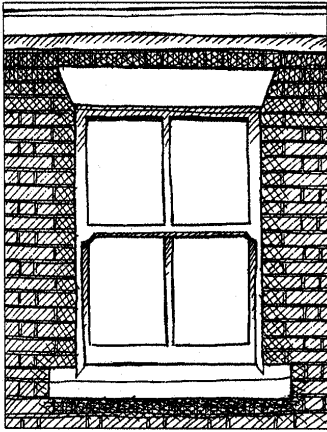
(a) Most traditional house doors in the Article 4 area are panelled, of three panels (one at the bottom and two at the top) or four panels (two at the bottom and two at the top). There is, however, a considerable amount of variation. If your house is part of a uniform terrace, the best guide is to look for original examples in the terrace. In the larger houses, the upper panels in the front doors are frequently glazed, usually in two large panes. The glazing may be plain, or may consist of etched glass or stained glass in leaded lights.



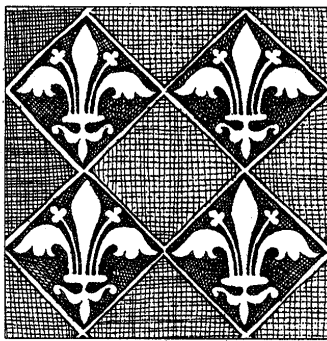
Sash window with stone and brick arched lintel and stone cill.

- (b) Where the existing doors and windows are of traditional design, consent will not normally be given for an alteration. If replacement is necessary this should be a replica of the historically authentic doors and/or windows. In exceptional circumstances a change to a different sort of traditional window or door may be appropriate.
- (c) Where an existing joinery item is not of a design suited to the building, consent to alter it will only be given for a replacement of a design and material appropriate to the original building.
- (d) Where a new window or door opening is proposed, consent will only be given where it is traditionally detailed, even where existing windows and doors are not original.
- (e) Acceptable traditional window styles will be vertically sliding sashes and traditionally constructed casement windows. The type of window to be used and the manner of its sub-division must suit the character of the building.

In terraces, plain plank doors may be suitable for entries.



Sash window with a stone lintel and sill.



Decorative floor tiles.



Inset porch with original door.

2. Cills and Lintels.

Consent will not be given for the removal of traditional cills and lintels. These are normally of stone, but brick is sometimes used, especially for arched window heads. Consent will only be given for new openings where lintel and cill details are included and should be of a type appropriate to the original building.

3. Double Glazing.

The best way of achieving double glazing is by secondary glazing behind the traditional existing or replaced window. Care should be taken to ensure that it is arranged in a manner which does not interfere with the pattern of the traditional window.

It is standard practice, in the manufacture of double glazed windows with sealed units, to make the glazing bars very thick and heavy in order to cope with the thickness of the units, and to conceal the airtight seals. The timber beading used to hold the units in place is also bulky and inappropriate in appearance. Moreover, disposal of the original windows is almost inevitable if sealed units are to be substituted for the original single glazing. Original joinery should be repaired wherever practicable. Sealed double glazing units will not normally be permitted unless the original windows to be copied or replaced have no glazing bars.

4. Roofs, Dormers and Skylights.

Roofs in the area are traditionally pitched with either slate or small clay tiles. Alterations to existing roofs and new roofs should follow this pattern. Proposals for new dormer windows and skylights, where appropriate, should be of traditional detailing form and scale. It may be helpful to examine other traditional dormers and windows in the area in formulating proposals.

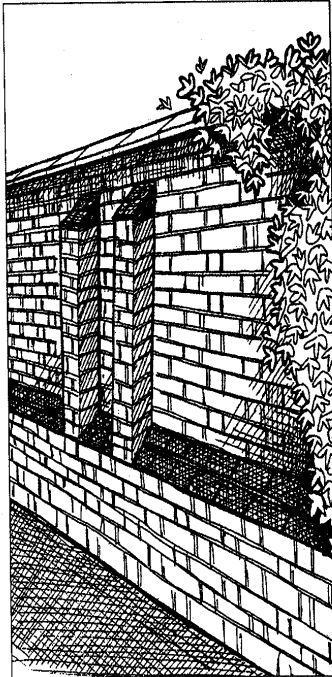
5. Porches.

Many of the houses in the Article 4 area have integral porches, inset within the main body of the house. These often have decorative tiled floors and wall tiling, elaborate front doors and glazing. They also enliven the frontages by giving depth and contrasts of light and shade. For these reasons, the enclosure of these open porches will not normally be permitted.

New porches on front elevations within the Article 4 area are seldom likely to be feasible or acceptable, given the restrictions of space and uniform nature of the houses. A porch will only be permitted where its erection will not have a detrimental effect on the building to which it is attached and where it is of a scale and design which is in keeping with the building and the conservation area as a whole.

6. Chimneys.

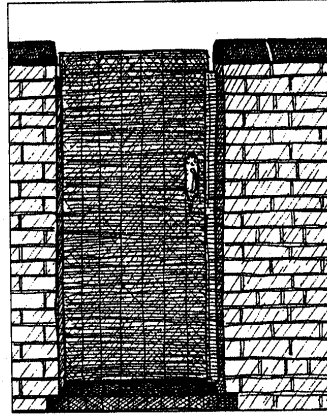
Chimneys are an integral part of the historic form of many of the houses in the area. They are often highly decorated. Repair and reinstatement to the original design and detailing will be encouraged. Proposals to remove or alter traditional chimney details would not normally be allowed.



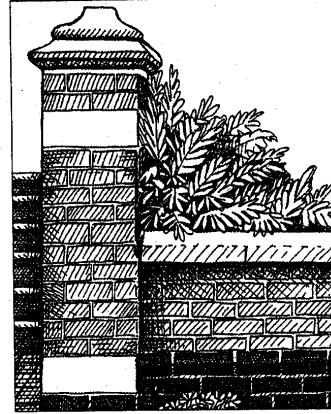
Boundary wall - rear of property

7a. Boundary Walls.

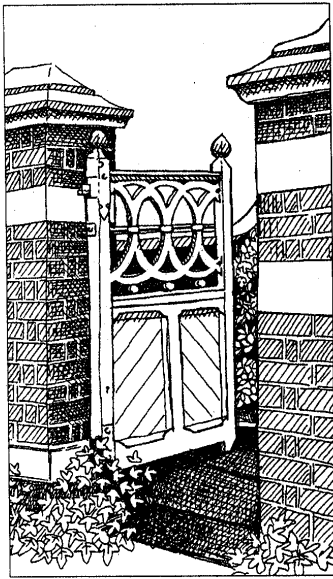
These will only be permitted where they are of traditional materials and construction. In the Article 4 area, the low front boundary walls are often of blue brick, in contrast to the red brick of the houses. Either red or blue brick will be acceptable, but in the case of terraces it will be best to copy the original material and detailing. A traditional coping must be used, either of stone or clay. Stone copings generally have the corners of the top surface bevelled off. Clay copings may be blue or red, or half round or "saddleback" section, or other patterns subject to local authority approval. Concrete copings will not be permitted.



Boundary wall and gate - rear of property



Boundary wall - front of property



Original timber and iron gate.

7b. Fences and Gates.

The reinstatement of cast iron railings to the fronts of houses, which many of them had before the Second World War, will be welcomed subject to appropriate design. Most gates were originally of cast iron or of timber with cast iron inset decorative work. Few examples now remain, but reinstatement will be welcomed subject to design. Mild steel will be an acceptable modern alternative to cast iron for fences and gates. Timber fences will rarely be appropriate in the Article 4 area and will not be permitted in prominent locations.

8. Satellite Dishes.

Dishes will not be permitted unless they can be located out of view. This could be on an elevation which is not prominent or in a screened garden.

9. Painting and Rendering.

The painting or rendering of previously unpainted or unrendered brickwork will not normally be permitted. New colour schemes to previously painted wall surfaces will be permitted subject to agreement of the new colours. This can be informally agreed in writing with the local authority and will not require formal planning permission unless the local authority considers that the changed colour schemes would have a material effect on the character of the area, in which case an application for formal planning permission will be required. Warm creams and stone colours will generally be preferred to stark white or other bright colours.

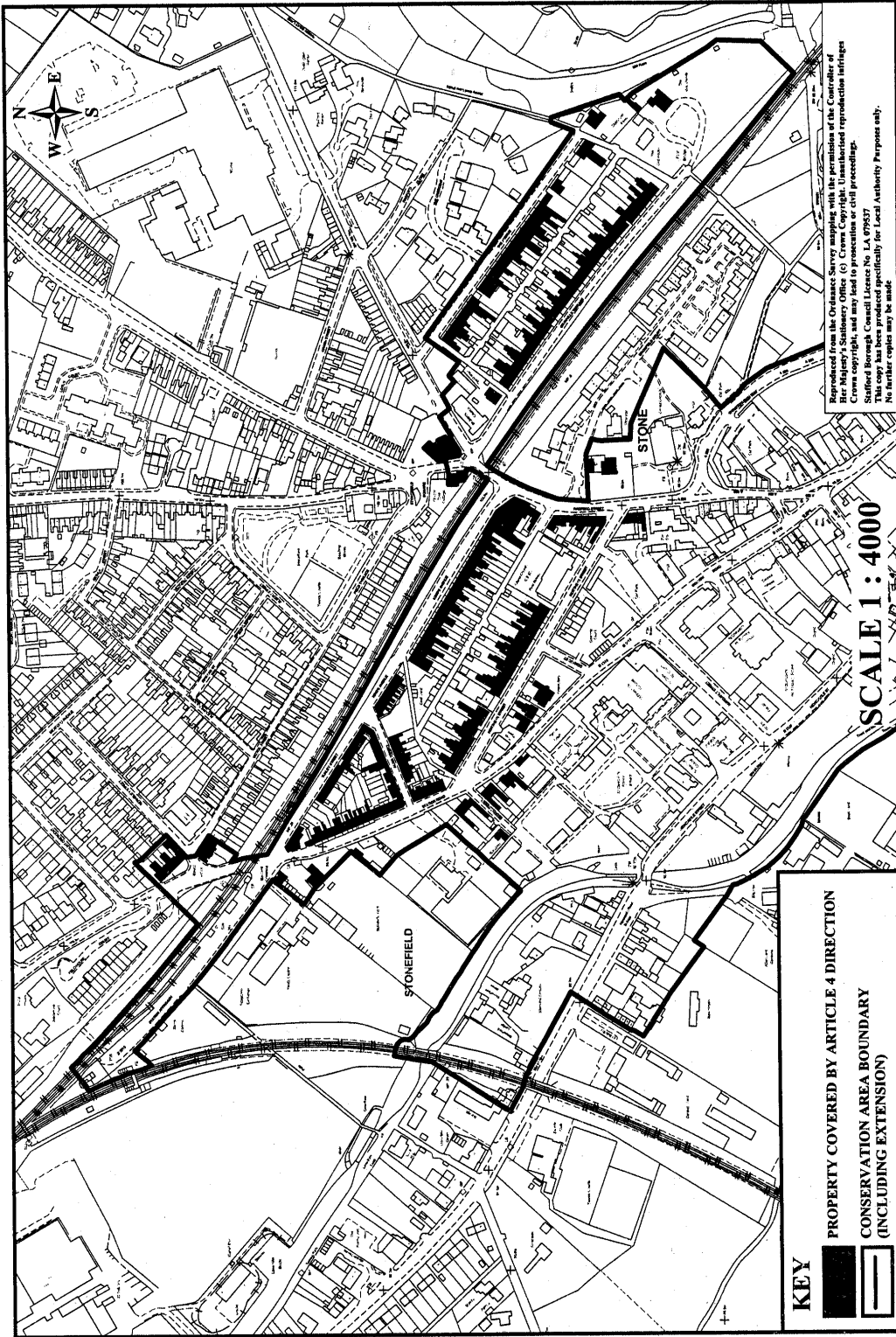
Where Can I get Advice?

If you are unsure whether your proposals require formal planning permission, or if you would like advice on design issues or grants, please telephone:

the Borough Council on 01785 223181 extensions 325 and 326 or the County Conservation Officer on 01785 277282.

or write to

the Director of Development, Stafford Borough Council, Civic Offices, Riverside, Stafford ST16 3AQ.



KEY

- PROPERTY COVERED BY ARTICLE 4 DIRECTION
- CONSERVATION AREA BOUNDARY (INCLUDING EXTENSION)

SCALE 1 : 4000

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