

# Article 4 Direction

## **A guide for owners and occupiers**

Informal Guidance - April 2020

\*Updated to reflect the adopted Local Plan Core Strategy and to make document accessible



*Delivering a Gravesham to be proud of*

## Article 4 Direction in Gravesham – a guide for owners and occupiers

If the council is concerned that the character and appearance of a conservation area is being seriously eroded, for instance by the loss of traditional features, it can make an 'Article 4 Direction' for that area, resulting in certain types of development no longer being exempt from the need for planning permission.

If your house is located in a conservation area to which an Article 4 Direction now applies you are strongly advised to consult the Council's planning department if you are embarking on any alterations to the exterior of your property and are in any doubt about whether planning permission will be required.

### What development is permission needed for?

- Enlargement, improvement or other alteration to a property
- Altering or removing existing chimneys or constructing new ones
- Roofs - changing existing roofing materials and inserting roof lights
- Walls - painting, rendering, pebbledashing walls or changing architectural features such as cornices, window surrounds etc and the installation of satellite dishes
- Windows and doors - altering existing windows or doors or installing new ones, including building a porch
- Constructing hard surfaces
- Boundary fences - removal, construction of walls and gates alteration of gates, fences and walls
- Sheds/storage - the erection of sheds or oil storage tanks etc.

In practice, the Direction means that nearly all minor building work or alterations which affect the appearance of a building and its surroundings need permission or approval from the Council. These controls have been introduced in addition to the existing requirement to obtain permission/approval for demolition of any building or wall in a Conservation Area, as well as for extensions, conversions, changes of use, stone cladding, dormers etc. The aim of the Direction is to prevent harmful changes and encourage careful repair of original features; therefore <sup>1</sup>like-for-like repairs will not need permission/approval.

These restrictions normally only apply to those parts of the property which front a highway, a public footpath or open space.

The Direction applies to all single family dwelling houses within the conservation area. (Houses in Multiple Occupancy (HMO's) are automatically subject to such planning restrictions/control) Any properties which change to a single family use in the future will be deemed as added to the schedule to the Notice.

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<sup>1</sup> In both un-listed and listed buildings "like-for-like" means the same materials, details of construction, dimensions, decorative finish and details as existing.

Conservation Area	Designation	Confirmation	Article 4
Windmill Hill North	April 1998	August 1998	2
Milton Place	November 1998	April 1999	2
Upper Windmill Street	November 1998	April 1999	2
Darnley Road	September 1999	March 2000	2
Windmill Hill South	September 2007	February 2008	2
King Street	March 2008	July 2008	2
Pelham Road/The Avenue	July 2008	October 2008	2
Riverside	September 2008	November 2008	2
Overcliffe	October 2008	December 2008	2
Hook Green	February 2009	May 2009	2
Cobham	June 2009	July 2009	2
Meopham Green	August 2009	October 2009	2
Milton Place (extension)	November 2009	December 2009	2
The Street, Meopham	November 2009	December 2009	2
Chestnut Green	February 2010	March 2010	2
Upper Windmill Street (extension)	March 2010	May 2010	2
Shorne	November 2010	December 2010	1
Darnley Road (extension)	November 2010	December 2010	1
Thong, Shorne	November 2010	January 2011	1
Church Street, Higham	November 2010	January 2011	1
Harvel, Meopham	November 2010	January 2011	1
The Hill, Northfleet	December 2010	January 2011	1
Queens Farm, Shorne	December 2010	January 2011	1
Lower Higham	Pending	Pending	1

Please note that from April 2010 Article 4(2) directions have been replaced with Article 4(1) directions. The effect of an Article 4(1) direction is identical to that of the previously issued Article 4(2)

### What about changes that have already been made prior to the Article 4 Direction?

The Direction is not retrospective and the restrictions come in to force on the date of the Direction, see table to the left. The Direction will not therefore require you to make any changes to your property.

### Advice and Further Information:

This document is for guidance only.

For general enquiries on Planning and Conservation area planning consent please visit [Do I need planning?](#) and [Heritage and conservation](#) sections of our website, for information on protected trees go to [Nature conservation and landscape](#)

If you are unsure about the need for planning permission you are advised to consult the Development Management team before undertaking any works to the property. You can reach them by emailing [planning.admin@gravesham.gov.uk](mailto:planning.admin@gravesham.gov.uk)