

What about repairs?

If repairs are necessary, then these may be carried out without planning permission, provided that the materials, style and colour are exactly the same as the original and there is no change in the appearance of the property.

Where the appearance of a property has suffered from unsympathetic alterations, reinstatement of historic features will be encouraged.

Applying for planning permission

If you wish to undertake alterations, you are advised to check with the Council's Development Control Section, who will advise you if planning permission is needed and how to apply.

To make a planning application, forms are available from the Council or are on the Council's website www.sthelens.gov.uk You can also submit a planning application online.

Currently there is no planning application fee where an application for planning permission is required as a result of an Article 4(2) Direction. However, this may be subject to change. It is advised that you contact the Council's Development Control Section for further information.

Please note that if inappropriate alterations take place without planning permission, enforcement action may be taken, requiring you to reverse any changes.

Further Information

If you have any queries relating to an Article 4(2) Direction or a conservation area, please contact:

Design & Conservation Officer
St.Helens Council
Development Plans
Town Hall, Victoria Square,
St.Helens, Merseyside WA10 1HP
Tel: 01744 676185
Email: conservation@sthelens.gov.uk

Additional guidance leaflets on Conservation Areas and Listed Buildings are also available.



St.Helens Council offers a translation and interpretation service covering foreign languages, British Sign Language, Braille and audio tape.

For a translation of any St.Helens Council publication, please provide your name and address and the name of the language you require to the Contact Centre, quoting the title and/or reference number of the document.



St.Helens Council

Contact Centre

Wesley House
Corporation Street
St.Helens
Merseyside
WA10 1HF

Tel: 01744 676789
Minicom: 01744 671671
Fax: 01744 676895
Email: contactcentre@sthelens.gov.uk
www.sthelens.gov.uk



St.Helens
Council

Article 4(2) Directions

**A Guide for Owners
and Occupiers**





Article 4(2) Directions

The purpose of this leaflet is to explain the implications of Article 4(2) Directions to owners of properties on which they have been served.

What is an Article 4(2) Direction?

Some development and certain minor works to a house such as small scale extensions, garden fencing and changes to doors, windows and paintwork can normally be undertaken without obtaining planning permission. Such development is called 'permitted development'.

In conservation areas, the Council can remove permitted development rights on residential properties by making an Article 4(2) Direction.

The effect of a Direction means that planning permission will be required for specific works previously regarded as permitted development. It should also be noted that there are certain restrictions on

commercial properties and apartments in conservation areas. You are advised to contact the Council's Development Control Section for further information.

Why is there a need for an Article 4(2) Direction?

The historic interest and character of many conservation areas has sadly already been partially eroded by small changes and the loss of traditional features. The Article 4(2) Direction will not necessarily stop changes taking place but will require any proposed changes to first gain planning permission. This will ensure that any changes are controlled so that they improve the quality of the area. The aim is to encourage good quality design that will enhance the conservation area.



What are the benefits of an Article 4(2) Direction?

An Article 4(2) Direction can bring many benefits to those living, working and visiting a conservation area. It can help protect and enhance the special character of the built environment through protecting it from unsympathetic and damaging change. It can make the area an attractive place to be and have a positive impact on property values in the area.

Article 4(2) Directions in St.Helens

A number of the conservation areas in St.Helens are covered by an Article 4(2) Direction. For precise details of what is covered in each area and the properties affected, please consult the Article 4(2) Direction schedule for your area. These are available on the Council's website www.sthelens.gov.uk

What works will need planning permission?

The following works on any dwelling house will need planning permission from the Council, where an Article 4(2) Direction is in place:

- any extension, improvement or any other alterations;
- construction of any structure or building within the garden;
- any alterations to a roof or chimney;
- an erection or construction of a porch;

- the provision of any hard surfacing;
- the installation or relocation of a satellite dish/antennae
- replacement of a window or external door;
- provision or alteration of a gate, fence or wall;
- painting or cladding of any building or wall; and
- installation of photovoltaics.



This list may not be exhaustive and it is recommended that owners/occupiers check with the Council if planning permission is required prior to carrying out any works.

Please note that normally the removal of permitted development rights only applies to the front elevation or principle elevation fronting a public highway or open space.