

Please address your reply to

Planning Division
DEPARTMENT OF PLANNING
DEVELOPMENT AND AMENITIES

Your Ref

My Ref RM/5/059

Telephone Ext 421

Please ask for West Section

10 September 1987

Dear Householder

Stewartby Conservation Area - Article 4 Direction

In 1986, the Borough Council produced a Parish Plan for Stewartby. This proposed a conservation area in the southern half of the village and, as a result, the Stewartby Conservation Area was designated on 14 July 1986. Since this was done, the Borough Council has become concerned that many of the alterations to properties in the village are not in keeping with the character of Stewartby. In order to control these, the Council has made what is called an Article 4 Direction. This has now been confirmed by the Secretary of State for the Environment and, in effect, restricts what you can do to your property without the need for planning permission. The attached map shows the area to which the Direction relates.

The Borough Council accepts that the residents of Stewartby will want to modernise their homes. It is hoped, however, that in so doing, account will be taken of the features which give the village its unique character. This guide aims to explain the new restrictions and gives advice on such matters as house extensions and replacement windows.

The Character of Stewartby

The conservation area contains two areas of distinct character, viz The Sir Malcolm Stewart Trust Homes and the remaining dwellings in Stewartby Way and Churchill Close. The sketches below illustrate the main features of these buildings which, in the opinion of the Borough Council, should be retained and enhanced.

Metal casement, multi-paned windows

Chimneys should be retained

Single-storey outbuildings with matching pitched roofs

Hipped roofs with overhanging eaves



Houses built in LBC rustic facing bricks with plain clay roof tiles

Open Plan front gardens

**Dwellings in Stewartby Way
and Churchill Close**

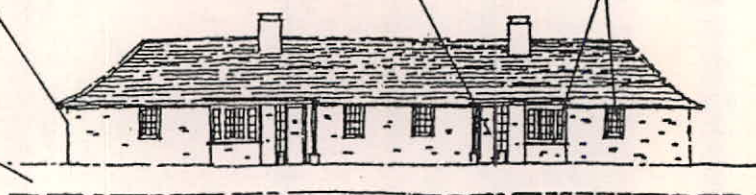
Circular windows
on end elevations

Ornate hardwood doors

Wooden sash windows
with regularly spaced bay windows

Open Plan Layout
to front and rear

Hipped roofs with
overhanging eaves



The Sir Malcolm Stewart Trust Homes

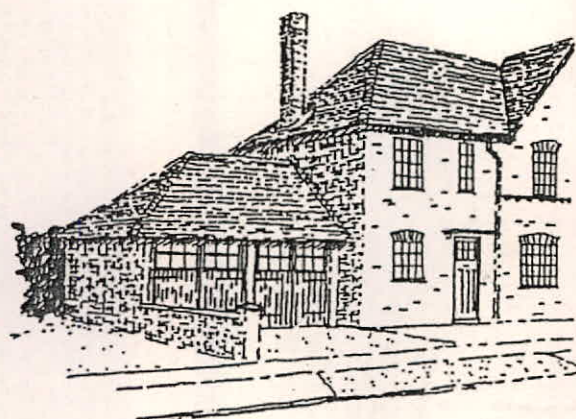
What Now Needs Planning Permission?

The following now require planning permission:

- (a) House Extensions - Irrespective of size and position in relation to the dwelling.

This also includes the erection of a garage, stable, coach-house or loose box. The extension should reflect the existing house in terms of shape, style and materials. In Stewartby's case, pitched roof extensions built in LBC rustic facing bricks with plain clay tiles will look best. Flat-roofed extensions are unlikely to be satisfactory.

Further advice on house extensions is contained in the Borough Council's document entitled "Residential Extensions and Space About Buildings - A Guide to Design" which is available from the Planning Division.



An example of a good
extension

- (b) House Improvements/Alterations

This category covers a variety of changes to a dwelling and includes the use of existing outbuildings as garages, the removal of chimney stacks and the replacement of doors and windows. In the latter case, the visual effect on a dwelling can be considerable unless care is taken in the choice of replacement.

Windows

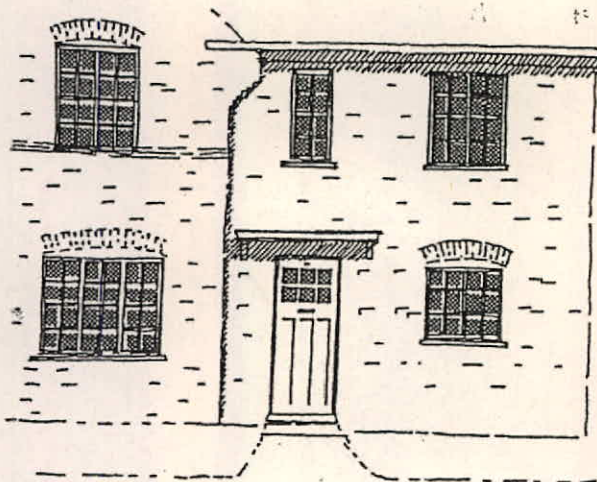
In Stewartby, the windows are either metal casements or wooden sashes (in the case of Sir Malcolm Stewart Trust Homes). Both are multi-paned and have a strong vertical emphasis.

Many modern windows by contrast have a horizontal emphasis. These should be avoided.

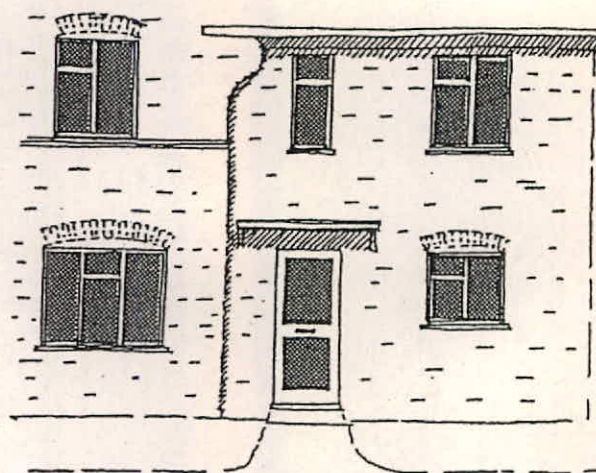
Doors

There are several styles of doors in the village and where possible, these should be retained. The introduction of modern or pseudo-Georgian panelled doors will introduce an alien element to the front elevations.

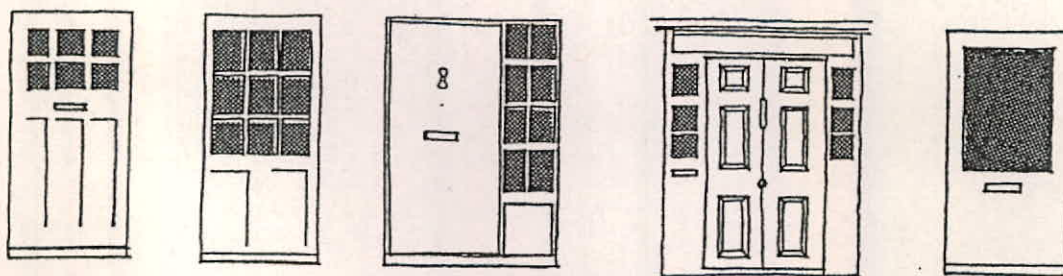
This category also includes the application of render or artificial stone cladding to the brickwork. A major feature of Stewartby is the fact that all the buildings are built in the same facing brick. Any alternative facing treatment would therefore stand out markedly and would not be permitted. The existing brickwork should be repaired and re-pointed where necessary.



Before



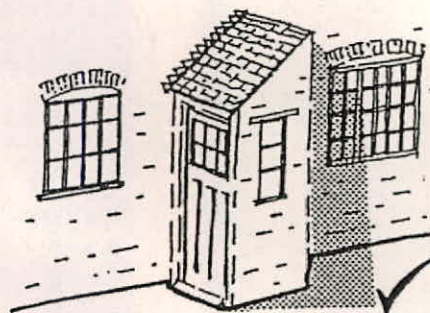
..... After - Original character destroyed

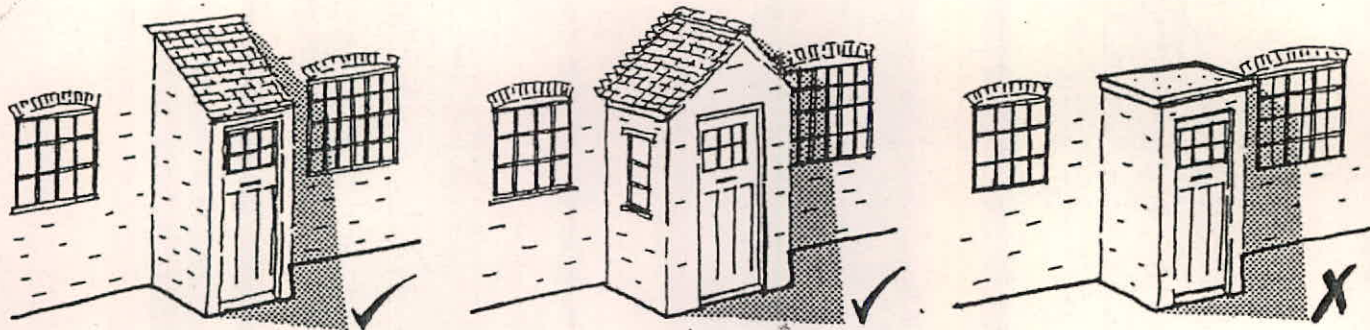


Existing door styles

- (c) Porches - Irrespective of size or position.

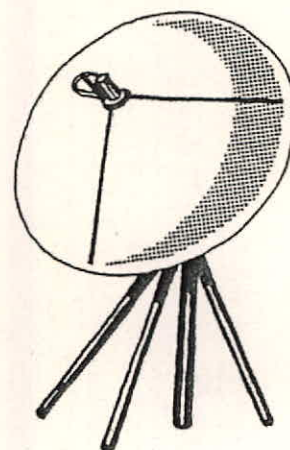
Best results can be achieved by using matching materials and a pitched roof.





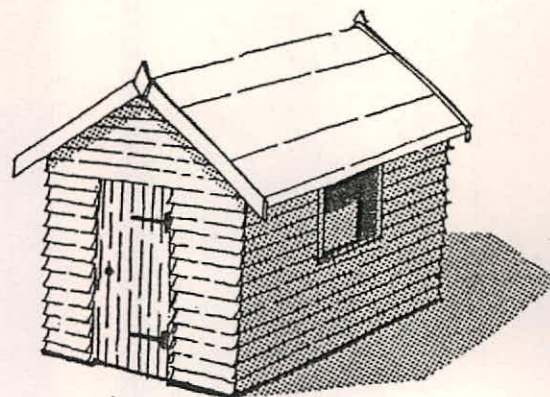
(d) **Satellite Antennae**

Where possible, these should be placed in back gardens. Receiving dishes will not be allowed on the front elevation of properties or in front gardens. In the case of the Sir Malcolm Stewart Trust Homes, a communal antenna would be the best solution.



(e) **Other Buildings and Enclosures**

This consists of a variety of structures, including garden sheds, aviaries, chicken coups and swimming pools. All of these now require consent.

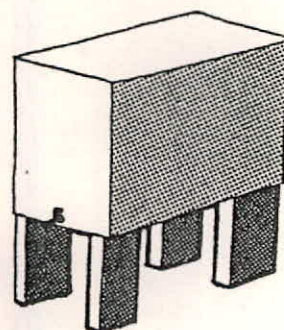


(f) **Hardstandings** - for stationing a vehicle off the highway.

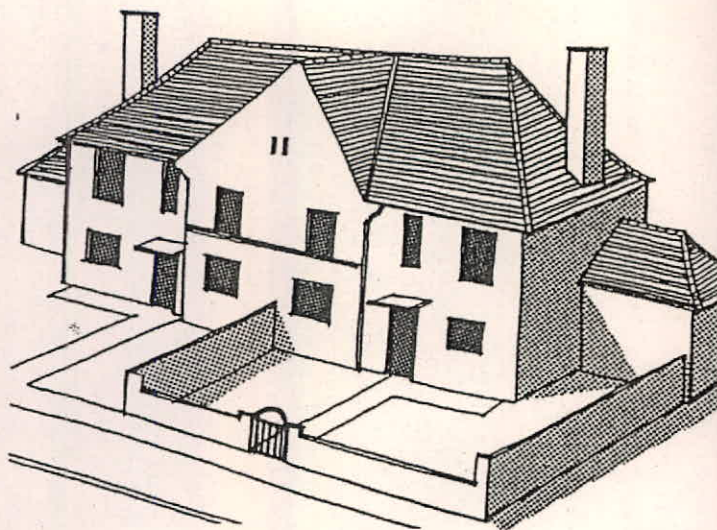
(g) **Oil Storage Tanks** - for domestic heating use.

(h) **Gates, Fences and Other Means of Enclosure**

A main feature of Stewartby is the open-plan nature of the front gardens. The Borough Council is keen to see this feature retained, rather than sub-divided with a variety of fences etc.



There would be no objection to new walls and fences to the rear of the existing properties. The exception to this rule is the group of Sir Malcolm Stewart Trust Homes. In their case, the houses are laid out in an open plan format to both the front and rear. The sub-division of rear gardens would be to the detriment of the existing character.



(i) New Accesses

As more and more garages and hardstandings are constructed in the village, then the number of new accesses will increase.

(j) Painting of the Exterior

As stated in (b) above, a key feature in Stewartby is the uniform use of facing brick. The painting of this brickwork would be visually disastrous.

Other Restrictions

It should be noted that within Stewartby Conservation Area, consent is required to demolish most buildings. In the case of trees, the Council requires six weeks' notice of any intention to lop, top or fell trees within the Conservation Area.

Applying for Planning Permission

To summarise, planning permission is now required for all the items listed in (a)-(j) above. You will need to apply to the Borough Council using a set of forms provided and enclosing a location plan and any drawings necessary to describe the nature of the proposed development. If you do not own your property, you will also need to serve notice on the owner. Any planning applications required following the service of the Article 4 Direction will not require a fee to be paid to the Borough Council.

It should be stressed that in certain cases, approval under the Building Regulations may also be required, for which there is no exemption to fees. Application forms are available from the address at the top of this letter.

The staff of the Planning Division are available to discuss any problems you may have concerning the Article 4 Direction. They can also advise on obtaining planning permission and what is involved. Please contact them on Bedford 67422, extension 421. I hope that you have found this guide informative and interesting.

Yours sincerely

D S Edgley BA(TP) FRTPI MIHT
Chief Planner
North Bedfordshire Borough Council

NORTH BEDFORDSHIRE BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977-87

TOWN AND COUNTRY PLANNING (NATIONAL PARKS, AREAS OF
OUTSTANDING NATURAL BEAUTY AND CONSERVATION AREAS, ETC)

SPECIAL DEVELOPMENT ORDERS 1985-86

Notice of Direction under Article 4

To: The Owner and/or Occupier,

Notice is hereby given that the Secretary of State for the Environment has approved a Direction made by the Council under Article 4 of the Town and Country Planning General Development Order 1977, as amended ("the Order") relating to land at Stewartby shown outlined in black on the attached plan.

The effect of the Direction is as follows:-

Article 3 of the Order authorises the carrying out of certain types of development without the need to obtain specific planning permission from the Council. The Article 4 Direction cancels this authorisation in so far as it relates to the classes of development listed below so that planning permission is now required from the Council before any of the types of development within the list is carried out.

Class I - Development within the curtilage of a dwellinghouse

1. Any enlargement, improvement or other alteration of a dwellinghouse.

2. The erection or construction of a porch outside any external door of a dwellinghouse.

2A. The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

3. The erection, construction or placing, and the maintenance, improvement or other alteration, within the curtilage of a dwellinghouse, of any building or enclosure required for a purpose incidental to the enjoyment of the dwellinghouse as such including the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

4. The construction within the curtilage of a dwellinghouse of a hardstanding for vehicles for a purpose incidental to the enjoyment of the dwellinghouse.

5. The erection or placing within the curtilage of a dwellinghouse of a tank for the storage of oil for domestic heating.

Class II - Sundry minor operations

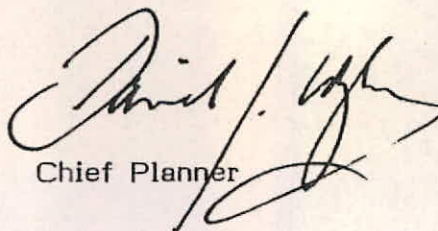
1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure.

2. The formation, laying out and construction of a means of access to a highway not being a trunk or classified road, where required in connection with development permitted by Article 3 of and Schedule 1 to the Order.

3. The painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement, or direction.

A copy of the Direction may be inspected in the Planning Division at the Town Hall, Bedford, during normal office hours. Officers of the Planning Division will be happy to explain the Order and advise on the effect of the Order on any proposed development.

Dated: 10 September 1987


Chief Planner

Town Hall
Bedford
MK40 1SJ