

Alterations to your home in FAVERSHAM CONSERVATION AREA

Article 4(2) Direction

*Guidance and advice on
planning controls*



Barbara Thompson
Regeneration Director

November 2007



Faversham Conservation Area

Faversham is an attractive and distinctive market town, with a particularly varied and interesting conservation area. It is one of the finest historic towns in Kent, but its special character is being eroded by inappropriate building repairs and alterations. Inappropriate alterations not only spoil the appearance of the area but can also devalue a property and those around it.

In order to encourage the retention of high quality architectural features of buildings in the conservation area, and to enhance the environment of which they are part, the Council has made an Article 4(2) Direction across most of the conservation area to control unsympathetic change.

What is an Article 4(2) Direction?

Householders in conservation areas can normally make certain alterations to their houses without requiring planning permission, by using their 'permitted development rights'. An Article 4(2) Direction allows Swale Borough Council to protect the special character of Faversham Conservation Area by removing some of those permitted development rights, so that planning permission is



required for a wider range of alterations. This brings householders in line with commercial property owners, or those who live in a flat, who already need planning permission for these external alterations.

What alterations are affected?

The following alterations now require planning permission on any unlisted dwelling, where the work fronts a highway, a waterway or an open space:

- The enlargement, improvement or other alteration to the house, including changes to windows and doors.
- Any alteration to the roof, including the provision of rooflights and changes in roofing materials.
- The erection of a porch.
- The provision of a hardstanding.
- The installation of a satellite antenna or dish.
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or means of enclosure.
- The painting of hitherto unpainted surfaces.
- The demolition in whole or part of any gate, fence, wall or other means of enclosure.

Planning permission will now also be required for the erection, alteration or removal of any chimney on the house or on any building within its curtilage.

Repairs and maintenance

Repair and maintenance work that does not change the appearance of the property will not need planning permission, provided that it is carried out strictly on a like-for-like basis. However, applications for the removal of inappropriate alterations and the reinstatement of original materials and features will be encouraged. Advice to help you achieve this is available from the Council's Conservation and Design team.

How to apply

Application forms (form no. 1) are available from the Alexander Centre, Preston Street, Faversham, or can be downloaded at <http://www.swale.gov.uk/index.cfm?articleid=3202>.

Applications should include sufficient information to explain the proposal, including existing and proposed elevation drawings, as well as photographs. Swale Borough Council will aim to ensure that all proposals preserve or



enhance the character of the conservation area.

All planning applications that are required only because of an Article 4(2) Direction are free, and a decision normally takes between six and eight weeks from the date of submission.

The Value of Improving your Home

There are various ways of improving your house:

Maintenance: The simplest way to enhance the value of your house is to ensure that it is properly maintained. Check the condition of roofs, chimneystacks gutters, external woodwork (and paint as required), and carry out safety inspections of electrics and heating.

Improvements: These are determined by personal taste and the desire to modernise, but remember that house buyers now want to see original features retained in older properties. For example: sash windows, panelled doors and walls, gates and railings.

Most improvements to insulation (draught proofing, loft insulation and lagging pipework) are low cost and tend to pay for



themselves relatively quickly. High cost works such as replacement double-glazing may not.

Remember that the purchase of your house is likely to be the largest investment of your life. Houses can depreciate in value if not regularly maintained or if they are inappropriately altered.

Guidance on some alterations

- Original doors and windows contribute greatly to the value of your property and the character of the conservation area, so should be retained. The removal of traditional timber windows and doors will normally be resisted, as will the installation of inappropriate replacements in aluminium or plastic.
- Generally, the retention of natural roofing materials, such as slate or Kent peg tiles, will be required.
- Good quality facing bricks were used throughout the area and should remain unpainted. Permission will not be required to repaint a façade.
- Proposals for vehicle hard standings will be unacceptable unless they can be located or screened to minimise the impact on the surrounding area. Careful attention to paving and landscaping is required.

For further information, please contact:

**The Planning Office (01795) 417308
The Conservation Office (01795) 417245**