



St Edmundsbury
BOROUGH COUNCIL

D205

Cabinet 21 November 2012

Recommendation from the Haverhill Area Working Party: 15 November 2012

Cabinet Members:
Cllr Anne Gower and
Cllr Terry Clements

Chairman of the Working Party:
Cllr Karen Richardson

1. Review of Article 4 Directions in Haverhill (Report D185)

RECOMMENDED:-

That occupants of affected properties be consulted on the removal of the Article 4 Direction in the two Haverhill Conservation Areas (Queen Street and Hamlet Road), as illustrated in Appendices 1 and 2 to Report D185.

Report D185 was submitted which informed that an Article 4 Direction was made in the two Haverhill Conservation Areas on 3 June 2003. The Direction typically applies to the Victorian and Edwardian buildings which make up a large proportion of the Conservation Area and affects approximately 300 properties. Article 4 Directions are used to take away householders permitted development rights to make changes to the appearance of their properties. This means that planning permission is needed to carry out alterations such as replacing windows and doors, altering boundary walls, fences and railings, replacing roof coverings and removing chimneys. Maps of the two Conservation Areas in Haverhill which illustrate the properties affected by the Direction are attached as Appendices 1 and 2 to the report.

The purpose of Directions is to prevent the loss of original features and details which survive and to secure the reinstatement of those which have been removed or replaced in the past. Existing surviving features are used to inform accurate reinstatement work with the aim of restoring an area over time. They usually only apply to the front elevations and the sides of corner properties. The exception in Haverhill is Waveney Terrace, where all elevations are affected.

When the Direction was made in 2003, some of the streets had very few surviving original features. The aim was that the Direction would encourage owners to reinstate original features and details as opportunities arose, thereby enhancing the character and appearance of the Conservation Area over time. Due to a combination of factors, however, this has not been achieved.

Directions must be monitored at least every three years to identify any unauthorised works. This requires sufficient staff resources. With a reduction in conservation resources being imminent with the implementation of shared services, a realistic decision has to be made about the future of the Directions in Haverhill. Their use has not been effective. It is therefore recommended that the Article 4 Direction be cancelled.

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