



St Edmundsbury
BOROUGH COUNCIL

E110

Cabinet 10 September 2013

Recommendation from the Haverhill Area Working Party: 29 August 2013: Cancellation of Article 4 Direction in Haverhill (Sep13/07)

Cabinet Members:

Chairman of the Working Party:

Cllrs Terry Clements and Anne Gower

Cllr Karen Richardson

1. Cancellation of Article 4 Direction in Haverhill (Report E82)

RECOMMENDED:

That following due consideration of the reasons for its removal and taking the results of the public consultation into account, as outlined in Sections 4 and 7 of Report E82, the Article 4 Direction in the two Haverhill Conservation Areas not be cancelled.

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.

Their purpose 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.

When the Article 4 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 the 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.

A proposal to cancel the Article 4 Direction in Haverhill was presented to the Haverhill Area Working Party (HAWP) at its meeting on 15 November 2012 (Report D185 refers) and Section 4 of Report E82 provided reasons why the cancellation should be progressed. Members

recommended that public consultation be carried out regarding the proposed cancellation of the Direction. Maps showing the Conservation Areas and the properties currently covered by the Article 4 Direction were attached as Appendices A and B to Report E82.

Of the residents who attended the drop-in sessions arranged as part of the consultation process, the majority were in support of the proposal to cancel the Article 4 Direction. Two written objections were received – one from a resident and one from a Ward Member. Section 7 of Report E82 provided officer responses to the objections and these were considered by HAWP.

At the meeting of the Working Party, a detailed discussion was held and following due consideration the majority of Members felt the Article 4 Direction should not be cancelled. Members had taken into account the reasons given for removing the Article 4 Direction, including that it required regular monitoring and the resources required for this have to be weighed against the effectiveness of the Direction. However, concern was expressed that its cancellation would result in inadequate protection for properties whose owners wished to make inappropriate changes in the Conservation Areas which would not require consent.

For information, the original officer recommendation contained in Report E82 is shown below:

'The Haverhill Area Working Party is asked to recommend to Cabinet that, taking the results of the public consultation into account, the Article 4 Direction in the two Haverhill Conservation Areas be cancelled.'