



## Cabinet 10 December 2013

### Recommendation from the Haverhill Area Working Party: 21 November 2013 (Dec13/06)

#### 1. Summary and reasons for recommendation

1.1 On 21 November 2013 the Haverhill Area Working Party (HAWP) considered the following item:

- (1) Options for the Partial Cancellation of the Article 4 Direction in Haverhill.

#### 2. Recommendation

##### Options for the Partial Cancellation of the Article 4 Direction in Haverhill

2.1 It is **RECOMMENDED** that the revised proposals detailed in Section 5.3 of Report E171 be approved for public consultation. This is an amendment to the Article 4 Direction which retains some restrictions to protect key features of the buildings.

#### Contact details

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### **3. Corporate priorities**

3.1 The recommendation meets the following, as contained within the Corporate Plan:

- (a) Corporate Priority 2: '*Working together for prosperous and environmentally-responsible communities*'; and
- (b) Corporate Priority 3: '*Working together for an efficient council*'.

### **4. Key issues**

- 4.1 Following the approval by HAWP (and subsequently Cabinet) on 15 November 2012 (Report D185 refers), public consultation was carried out on the proposal to cancel the Article 4 Direction affecting the two Haverhill conservation areas.
- 4.2 Although there was public support for the cancellation, Members were concerned that alterations could then take place which would potentially harm the character of the conservation areas and therefore did not wish to support the cancellation of the Article 4 Directions. Members concerns related in particular to the painting of front elevations and the loss of decorative elements and patterned brickwork which are distinctive features within the conservation areas.
- 4.3 The proposal to cancel the Direction was therefore deferred by Cabinet to allow officers to investigate other options for amending the Article 4 Direction.
- 4.4 Report E171 recommends that public consultation is undertaken on the revised proposals detailed in Section 5.3 of the report. This is an amendment to the Article 4 Direction which retains some restrictions to protect key features of the buildings.
- 4.5 The restrictions that are to be removed from the Article 4 Direction are:

#### ***PART 1***

*Class A: The enlargement, improvement or other alteration of a dwellinghouse*

*Class D: The erection or construction of a porch outside any external door of a dwellinghouse*

#### ***PART 2***

*Class A: The erection, construction, maintenance, improvement, or alteration of a gate, fence, wall or other means of enclosure*

*Class B: The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection permitted by any Class in this schedule (other than by Class A of this part)*

#### ***PART 31***

*Class B: Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure*

4.6 The restrictions that are to be retained in the Article 4 Direction are:

**PART 1**

*Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof*

*Class C: Any other alteration to the roof of a dwellinghouse*

*Class G: The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse (this class also permits the removal of external chimney stacks as their removal is alteration rather than demolition).*

**PART 2**

*Class C: The painting of the exterior of any building or work*

4.7 An additional new restriction is to be added to the Article 4 Direction which did not exist when the original Direction was made in 2003 (see below). This permits the installation, alteration or replacement of solar PV or solar thermal equipment on any roof slope of a house within a conservation area. This would bring the Article 4 Direction up-to-date and be consistent in restricting alterations to the rooflines.

**PART 40**

*Class A: The installation, alteration or replacement of solar PV or solar thermal equipment*

**5. Other options considered**

5.1 See Report E171 to HAWP.

**6. Community impact**

6.1 **Crime and disorder impact** *(including Section 17 of the Crime and Disorder Act 1998)*

6.1.1 See Report E171 to HAWP.

6.2 **Diversity and equality impact** *(including the findings of the Equality Impact Assessment)*

6.2.1 See Report E171 to HAWP.

6.3 **Sustainability impact** *(including completing a Sustainability Impact Assessment)*

6.3.1 See Report E171 to HAWP.

6.4 **Other impact** *(any other impacts affecting this report)*

6.4.1 See Report E171 to HAWP.

**7. Consultation** (*what consultation has been undertaken, and what were the outcomes?*)

7.1 See Report E171 to HAWP.

**8. Financial and resource implications** (*including asset management implications*)

8.1 See Report E171 to HAWP.

**9. Risk/opportunity assessment** (*potential hazards or opportunities affecting corporate, service or project objectives*)

9.1 See Report E171 to HAWP.

**10. Legal and policy implications**

10.1 See Report E171 to HAWP.

**11. Wards affected**

11.1 Haverhill North, South and East.

**12. Background papers**

12.1 Report E171 to HAWP: Options for the Cancellation of the Article 4 Direction in Haverhill - 21 November 2013

Report D185 to HAWP: Review of Article 4 Directions in Haverhill – 15 November 2012

**13. Documents attached**

13.1 None.