



Cabinet 20 May 2014

Recommendation from the Haverhill Area Working Party: 17 April 2014: Amendment of the Article 4 Direction in Haverhill (May14/01)

1. Summary and reasons for recommendations

1.1 On 17 April 2014 the Haverhill Area Working Party considered the following substantive items:

- (1) Amendment of the Article 4 Direction in Haverhill
- (2) Commemoration to those who fell in World War I
- (3) Haverhill Town Centre Masterplanning: Update
- (4) Verbal Updates on the following items:
 - (a) Public Art in the Town Centre of Haverhill (PATCH)
 - (b) Empty Retail Units in Haverhill
 - (c) Development of the Haverhill Markets
 - (d) Strategic Sites in Haverhill
- (5) Future Work Programme/Items for Discussion

1.2 Consideration of 1.1(1) above resulted in a recommendation to Cabinet, as detailed below.

2. Recommendation

Amendment of the Article 4 Direction in Haverhill (May14/01)

2.1 It is **RECOMMENDED** that taking the results of the public consultation into account, the Article 4 Direction in the two Haverhill conservation areas, as shown in Appendices 1 and 2 to Report E341, be amended as set out in Section 5 of the report.

Contact details

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3. Corporate priorities

3.1 The recommendation meets the following, as contained within the West Suffolk Strategic Plan:

- (a) Strategic Priority 1: Increased opportunities for economic growth.

4. Key issues

Amendment of the Article 4 Direction in Haverhill (Report E341)

- 4.1 An Article 4 Direction was made in the two Haverhill conservation areas on 3 June 2003, as shown in the maps attached to Report E341 as Appendices 1 and 2. Article 4 Directions are used to take away householders' permitted development rights to make changes to the appearance of their properties.
- 4.2 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.
- 4.3 In 2013, public consultation was undertaken to cancel the Direction.
- 4.4 The Haverhill Area Working Party (HAWP), at its meeting on 29 August 2013 (Report E82 refers), expressed concerns about the alterations which might then be allowed to take place so recommended to Cabinet that the Direction should not be cancelled (Report E110 refers).
- 4.5 The matter was deferred by Cabinet to allow officers to investigate other options. A proposal for partial cancellation of the Direction was presented to HAWP on 21 November 2013 (Report E171 refers) and Members approved the proposals for public consultation.
- 4.6 Of the residents who attended the drop-in sessions arranged as part of the consultation process, all were in support of the proposal to cancel the Article 4 Direction. In addition, three written letters of support were received from residents and two written objections were received – one from a resident and one from a Ward Member, as attached as Appendix 3 to Report E341.

- 4.7 In order to retain protection of the roofs and front elevations of the properties and to address Members' concerns, HAWP recommends that the Direction be retained for all of the properties currently covered by the existing Article 4 Direction but limited to the following restrictions:

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

PART 40

Class A: The installation, alteration or replacement of solar PV or solar thermal equipment (this is a new restriction which did not exist when the original Direction was made in 2003. It is proposed for inclusion now to be consistent with alterations to roofs permitted under Part 1 being restricted).

5. Other options considered

- 5.1 See Report E341 to the Haverhill Area Working Party.

6. Community impact

- 6.1 See Report E341 to the Haverhill Area Working Party.

7. Consultation

- 7.1 See Report E341 to the Haverhill Area Working Party.

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

- 8.1 See Report E341 to the Haverhill Area Working Party. .

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

- 9.1 See Report E341 to the Haverhill Area Working Party.

10. Legal and policy implications

- 10.1 See Report E341 to the Haverhill Area Working Party.

11. Wards affected

11.1 Haverhill North, Haverhill South and Haverhill East

12. Background papers

12.1 See Report E341 to the Haverhill Area Working Party.

13. Documents attached

13.1 None.

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