- create a hard surface in the garden (such as a vehicle hardstanding) fronting a highway;

- erect or demolish a gate, fence, railings or wall fronting a highway;

- paint external stone or brick walls fronting a highway that were not previously painted (this would not include re-decorating windows or doors).

An Article 4 direction would allow consideration to be given by the Council as local planning authority as to whether the proposed work would preserve or enhance the character or appearance of the area. Planning applications are advertised and the Parish Council would be consulted.

Planning permission would not be required for repair or restoration of a housework that did not alter the external appearance.

Please note that, following changes to the planning fee regulations in January 2018, a fee of £206 is now required to submit a planning application.

Public Consultation:
2 July until 12 August 2018

If you have any comments on whether extra planning controls should be introduced in Great Houghton Conservation Area by an Article 4 direction, you can send them online through the link:

northampton.gov.uk/gthoughtonarticle4

You can also send them by email to conservation@northampton.gov.uk

or by post to:

Conservation
(Great Houghton Conservation Area)
Northampton Borough Council
Regeneration Enterprise & Planning
The Guildhall
St Giles Square
Northampton NN1 1DE

You can also contact us by telephone:

(01604) 837634

TO COMMENT
PLEASE SEE BACK
OF LEAFLET
Great Houghton Conservation Area was first designated in 1976 and was extended in 1989.

The aim of a Conservation Area is to preserve and enhance an area’s special architectural and historic interest.

Northampton Council recently consulted and has now adopted an appraisal of the Conservation Area. One of the questions arising was whether extra planning controls should be introduced to better protect the character and appearance of the area.

Conservation Area status only gives general control over certain extensions, demolition and work to trees. It does not control alterations to the exterior of houses which can undermine the appearance of an area but are deemed to be “permitted development” and do not require planning permission. Additional protection can be provided through an Article 4 Direction, which would mean that planning permission would be required to alter the external appearance of houses where the alteration would front a road, footpath or open space.

Article 4 directions have been introduced in six of Northampton’s 21 conservation areas.

If introduced in Great Houghton, the effect would be that, in future, planning permission would be required to:

- Install, alter or remove a chimney on a house or on a building within its curtilage;
- enlarge, improve or alter the front elevation of a house such as replacing the windows or doors with ones of a different type, material or appearance);
- alter the appearance of the roof (such as by fitting roof lights on the front roof slope or changing the roof material;
- add or extend an entrance porch fronting a highway;

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