WOLVERTON
CONSERVATION AREA

ARTICLE 4
DIRECTION

IMPROVING PROTECTION
IN CONSERVATION AREAS

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This leaflet tells you about the steps that this Council has taken to protect the character of the Wolverton Conservation Area. A conservation area is an ‘area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. Our objective, by making an Article 4 Direction, is to make sure we do not lose traditional building features and boundary treatments that contribute so much to the special interest of the conservation area. The Vision Plan for ‘Future Wolverton’ which emphasises the importance of the town’s heritage, particularly the distinctive Victorian/Edwardian character, indicates that stronger planning controls should be in place to protect that character of its streets.

What is an Article 4 Direction?
You may normally carry out certain minor works to unlisted dwelling houses without the need for planning permission from the Council. This is called ‘permitted development’ and the rights relating to them are defined in the Town and Country Planning (General Permitted Development) Order 1995. Under Article 4(2) of the Order, a Council may make directions to remove such rights if it feels that the development permitted would be harmful to the character of a conservation area. Where an Article 4 direction is in force, you must get planning permission consent to undertake any works covered by that Direction.

What properties are covered by the Article 4 Direction?
The Direction includes all dwelling houses within the Wolverton Conservation Area (see map on the reverse), but only to those elevations which front onto a road (including side elevations of corner properties). Rear elevations facing the back lanes are not included. Any new building work at the rear is likely to require planning permission under existing legislation. Commercial properties and flats already have similar stricter controls over what requires planning permission.

What work is covered by the Direction?
All alterations (and demolition) within the following classes of permitted development will in future require planning permission:

i) the enlargement, improvement or other alteration of a dwelling-house – ie changes to windows, doors, door surrounds, terracotta mouldings

ii) changes to roof coverings and demolition of or alterations to chimneys

iii) the addition or alteration of a porch on the front elevation

iv) provision of a hard standing

v) installation, alteration or replacement of a satellite antenna

vi) erection or demolition of a gate, fence, wall or other means of enclosure within the front garden (or side boundary facing onto a road)

vii) the painting of previously unpainted stone or brickwork of a dwelling house or a building or enclosure within the curtilage (the addition of render or stone is already controlled under conservation area legislation)

Planning applications for alterations that would not preserve or enhance the character or appearance of the conservation area will normally be recommended for refusal.

The effects of the Article 4 Direction.
You now need planning permission for the works described above. Consent will not normally be given to replace traditional features with modern ones, or to use substitute materials such as aluminium or plastic unless they can match the appearance and details of the original. Where modern materials have replaced traditional ones in the past, it is expected that the correct original materials and details will be restored when circumstances allow or when further replacement is needed.

Planning Fees.
There are no fees payable to the Council for any planning application required solely by an Article 4 Direction.

Repairs.
You do not need planning permission for repairs, provided these are carried out in a traditional manner repeating the details of the original elements involved and using the same materials. You can also replace worn-out minor elements without permission provided these replacements are replicas.

Further Advice.
This leaflet is a general guide only. We recommend that you check with Milton Keynes Council’s Development Control Section (or the HERS officer) who will advise you on whether planning permission is needed for alterations or other works. The Conservation Officer can advise you on how to repair listed and unlisted traditional buildings in order to protect the original features and character of the building.

Please retain this leaflet for future reference.