

BRIGSTOCK CONSERVATION AREA

ARTICLE 4 DIRECTION

Since January 2018, the **Brigstock Conservation Area** has been under an **article 4 Direction**. This means that certain developments which would be permitted under normal Conservation Area rules require planning permission.

The Parish Council applied for Article 4 Direction to prevent controversial developments that conflict with the overall ambience of the village. Brigstock is an historic village with a rich history and special character which we want to protect. The residents in the Conservation Area at the time were consulted and had no objections.

Residents in the Conservation Area now have to apply for planning permission for any changes on the list below, before starting works, even if it is not a listed building. Since new legislation, in 2022, there is a cost for planning applications.

Planning is necessary for:-

- ❖ **The enlargement, improvement or alteration of a dwelling house (including doors and windows).**
- ❖ **Alteration to the roof of a dwelling house.**
- ❖ **Erection or construction of a porch outside any external door of a dwelling house.**
- ❖ **The installation or erection of a chimney, flue or soil and vent pipe of a dwelling house.**
- ❖ **The installation of a satellite dish on a dwelling house or within the curtilage of a dwelling house.**
- ❖ **The erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure.**
- ❖ **The newly introduced painting/rendering of the walls of any building.**

Please be aware that if you carry out work without permission you may be asked to change it.

Trees in Conservation Areas are protected by a Tree Preservation Order (TPO) which are subject to the normal TPO controls. But the Town and Country Planning Act 1990 also applies to trees in Conservation Areas not covered by a TPO.

You will need to notify NNC planning department of proposed tree works, giving six weeks' notice, if you want to carry out work to a tree (with a stem diameter of 75mm or more) within the Conservation Area.

UPVC windows and doors. Homeowners in the Conservation Area are encouraged to use materials that reflect the appearance of traditional materials thus supporting the overall look of surrounding properties.

IF IN DOUBT PLEASE CHECK WITH THE PLANNING DEPARTMENT AT:

NORTH NORTHAMPTONSHIRE COUNCIL (THRAPSTON AREA)

www.northnorthants.gov.uk

There may be a charge for advice