



Walberswick Article 4 Direction Review

Design and Heritage Team

East Suffolk Council

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What is an Article 4 direction?

- The purpose of an Article 4 direction is to restrict the changes owners can make to the outside of their property without first obtaining planning permission in order to protect the special character or appearance of the area they cover
 - Article 4 direction's **only affect dwellinghouses** – flats and non-residential properties have different permitted development rights and are unaffected by Article 4 directions
 - Article 4 directions only **affect parts of the dwelling that front a relevant location** – this is defined as a public thoroughfare, defined as a highway, footpath, bridleway, waterway or open space (often the front of the building).
 - The Article 4 directions proposed would mean planning permission would be required to:
 - Build new outbuildings
 - Alter architectural details
 - Replace windows and doors
 - Make changes to the roof
 - Take down chimneys or install a flue
 - Build a porch
 - Build, alter or demolish boundary walls, fences and gates
 - Install hardstanding
- Article 4 directions don't prevent any changes from happening, but they require planning permission so the proposed changes can be assessed.

Why are we reviewing them?



Paragraph 53 of the NPPF states that *“The use of Article 4 directions to remove national permitted development rights should (...) be based on robust evidence, and apply to the smallest geographical area possible.”*



There are currently blanket Article 4 directions in all of the Conservation Areas in the former Waveney area and no Article 4 directions in the former Suffolk Coastal area



Neither approach is in line with current best practice

Why Walberswick?

- Suggestion in the Conservation Area Appraisal (2013) that an Article 4 should be considered in Walberswick
- Part of the Conservation Area (Walberswick Quay) already covered by an Article 4
- The character of Walberswick is particularly sensitive to the cumulative loss or alteration of key features that contribute to the character and appearance of the Conservation Area:
 - “The factor uniting the buildings and structures, both listed and unlisted, that contribute positively to the character of the village is their understated quality, and this is reinforced by the majority conforming to a fairly limited palette of local vernacular materials. This helps establish unity and a local village aesthetic”*
- Challenges associated with second homes and holiday lets

Article 4s and Conservation Areas

- Proposals do **not** impact the Conservation Area – separate, additional control on area most vulnerable to inappropriate change
- Conservation Area status doesn't provide as much protection as people think – there is a duty to preserve/enhance but only where an application is necessary. Permitted development right allow a lot to be done without consent
- Planning application fee: £258 – however residents won't have to make an application very often and as a proportion of the cost of a most proposals this not significant

Next steps



Strategic Planning
Committee – new Article 4
direction ‘made’
April 2025



Public consultation period –
April-May 2025



Review responses to public
consultation



Local Plan Working Group –
June 2025



Strategic Planning
Committee – new Article 4
directions ‘confirmed’ –
July 2025



Photographic survey on day
of confirmation
TBC

Consultation

Informal consultation:

- Public meeting – today, 16th January 2025
- Initial responses received at meeting or by letter/email considered when looking at next steps

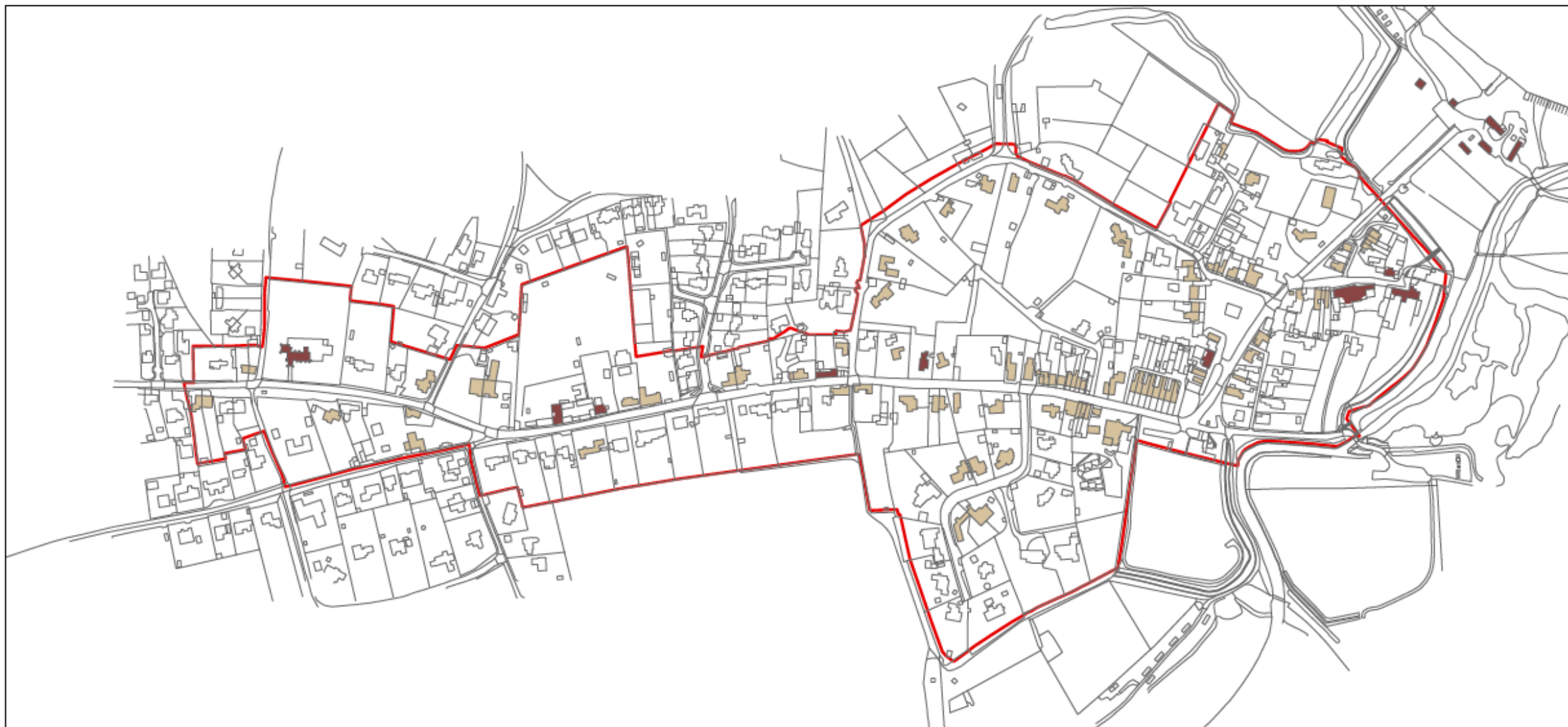
Formal consultation:


- Site notices
- Letter to every dwellinghouse affected
- Notice in the East Anglian Daily Times
- Consultation responses can be sent by letter, email or using our consultation website


Evidence base


- Survey in summer 2024 of all positive unlisted buildings in the Conservation Area
- Assessed each property against a checklist relating to features that can be controlled by an Article 4 direction
- There needs to be evidence of some loss of historic features to justify the Article 4 direction
- However, an Article 4 direction cannot require historic features to be reinstated so timing is important – shouldn't be left until it is too late

Walberswick Conservation Area Article 4 Review

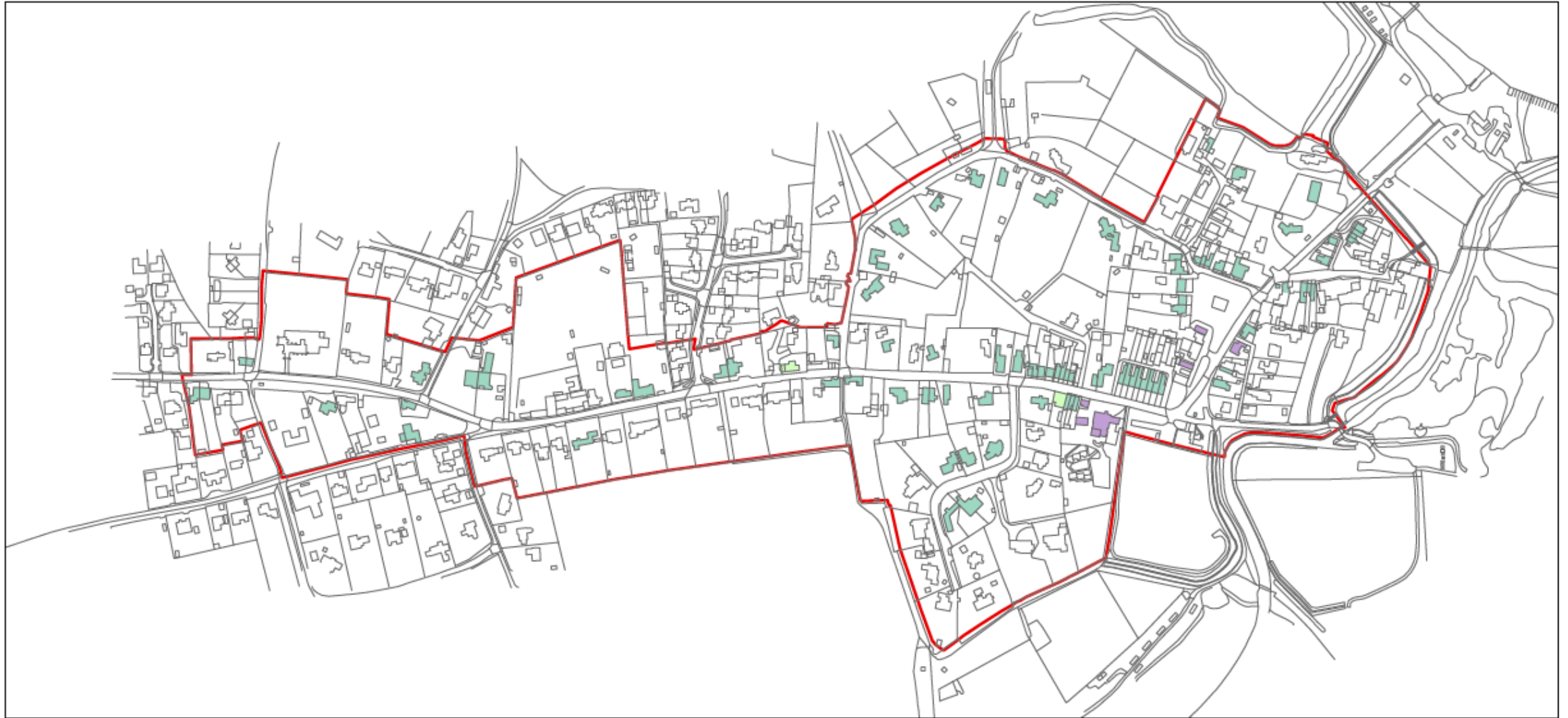


 Walberswick Conservation Area

 Listed Buildings

 Positive Unlisted Buildings

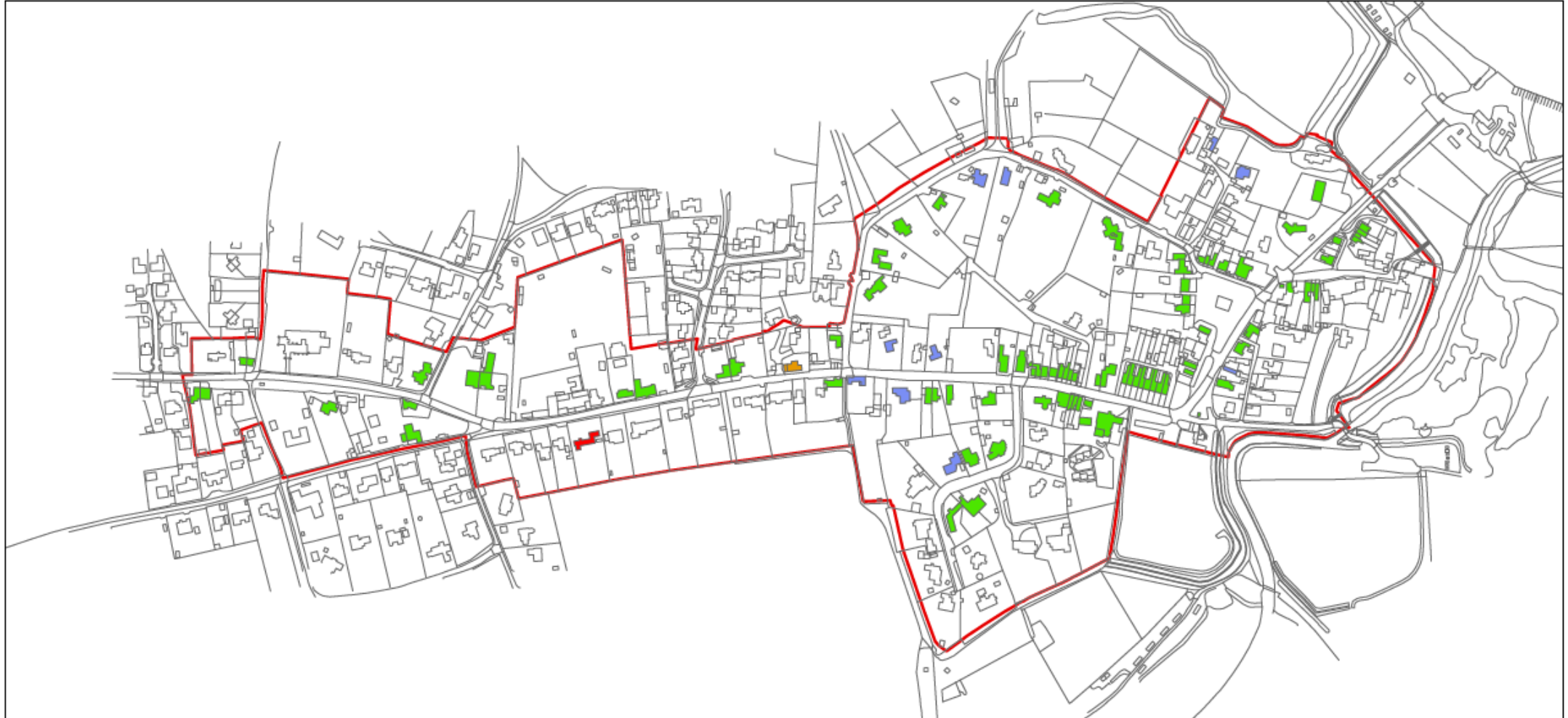
Walberswick Conservation Area Article 4 Review




Building uses


- ▬ Walberswick Conservation Area
- Residential
- Non-residential
- Mixed


Walberswick Conservation Area Article 4 Review




 Walberswick Conservation Area

 Yes

 Half or more

 Less than half

 No

 Not applicable

Appropriate doors

Walberswick Conservation Area Article 4 Review



Walberswick Conservation Area

Yes

Half or more

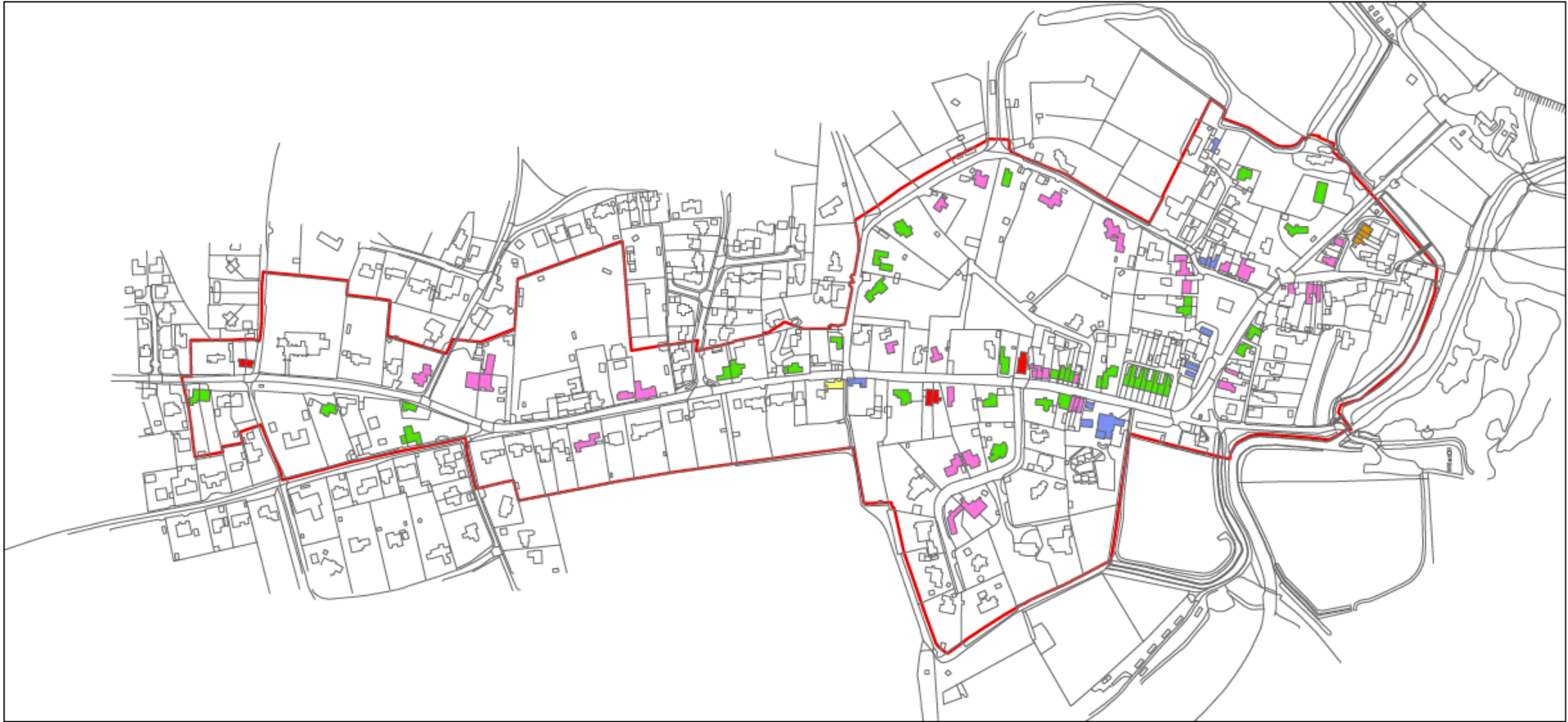
Less than half

No

Not applicable

Appropriate windows

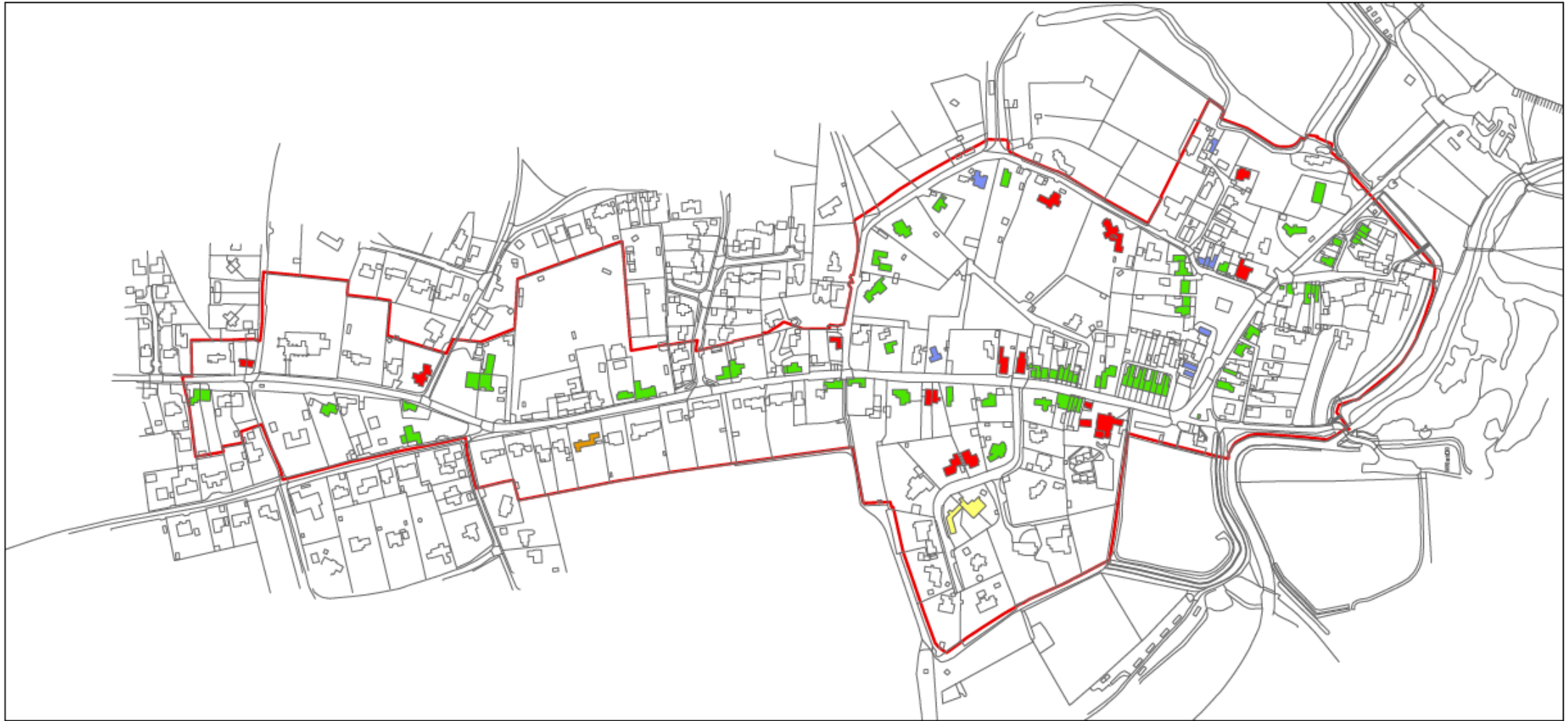
Walberswick Conservation Area Article 4 Review




- Walberswick Conservation Area
- Historic boundary
- Half or more historic
- Less than half historic
- Fully removed
- Full non-historic boundary
- Not applicable


Front boundaries


Walberswick Conservation Area Article 4 Review




 Walberswick Conservation Area

 No

 Less than half

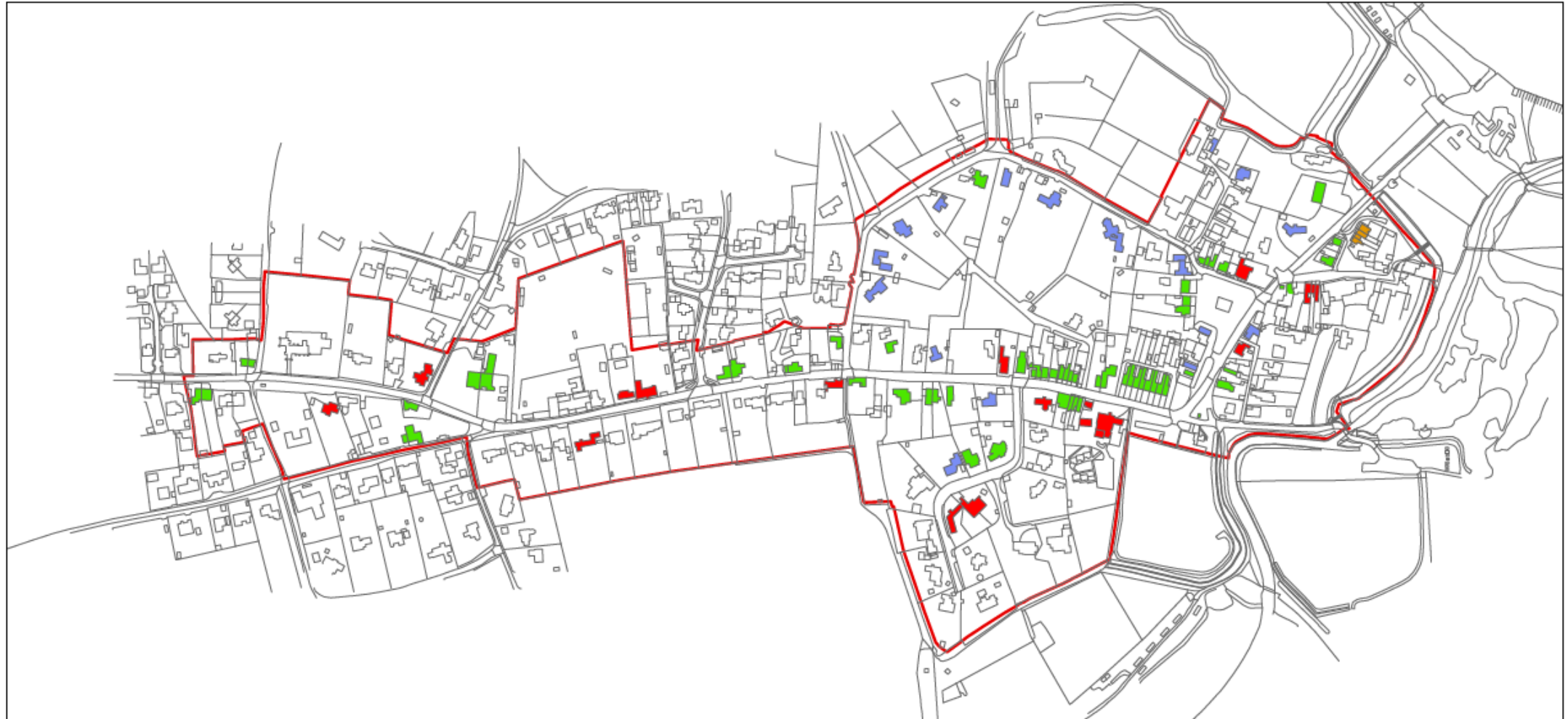
 Half or more

 Yes

 Not applicable

Hardstanding in front garden

Walberswick Conservation Area Article 4 Review



Walberswick Conservation Area

Yes

Half or more

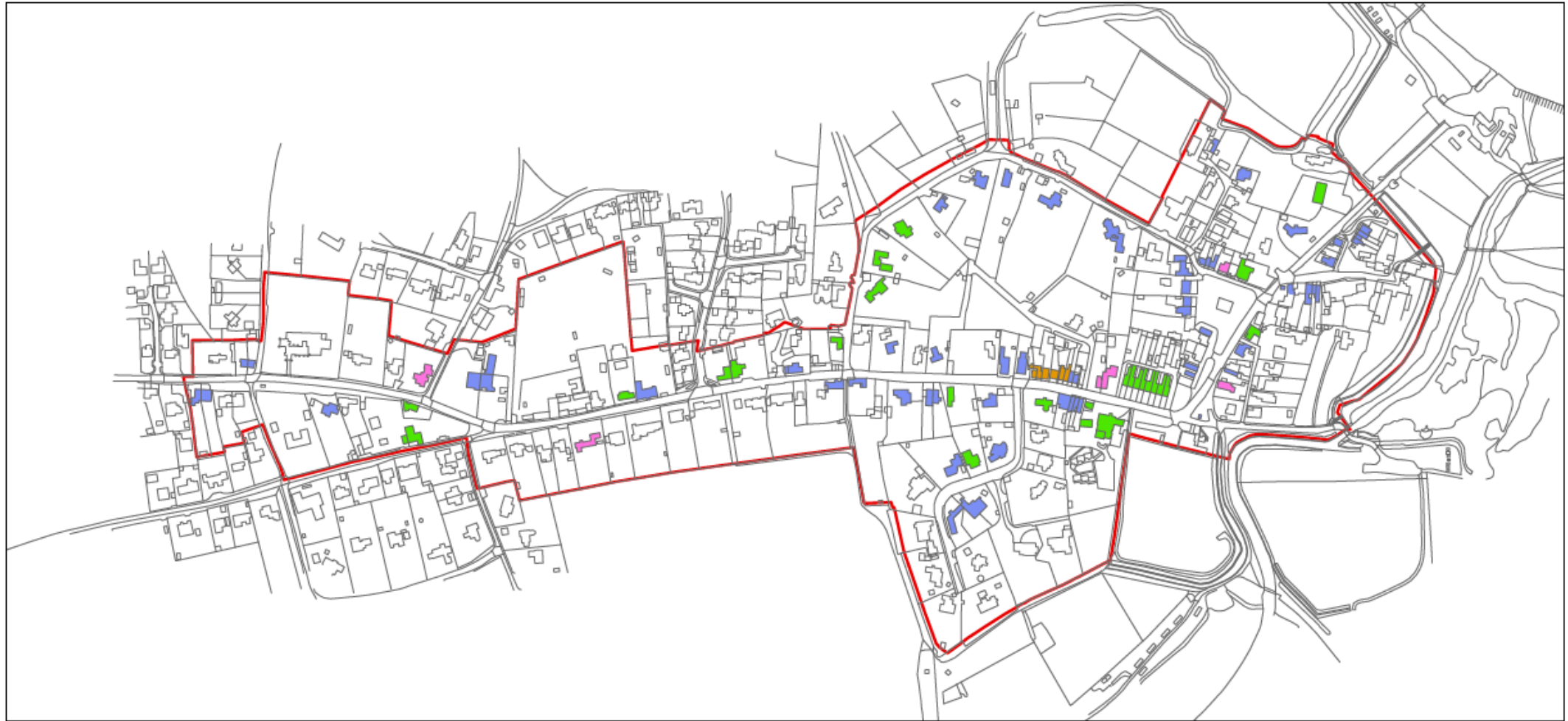
Less than half

No

Not applicable

Painted brickwork

Walberswick Conservation Area Article 4 Review



Walberswick Conservation Area

Historic porch

Half or more

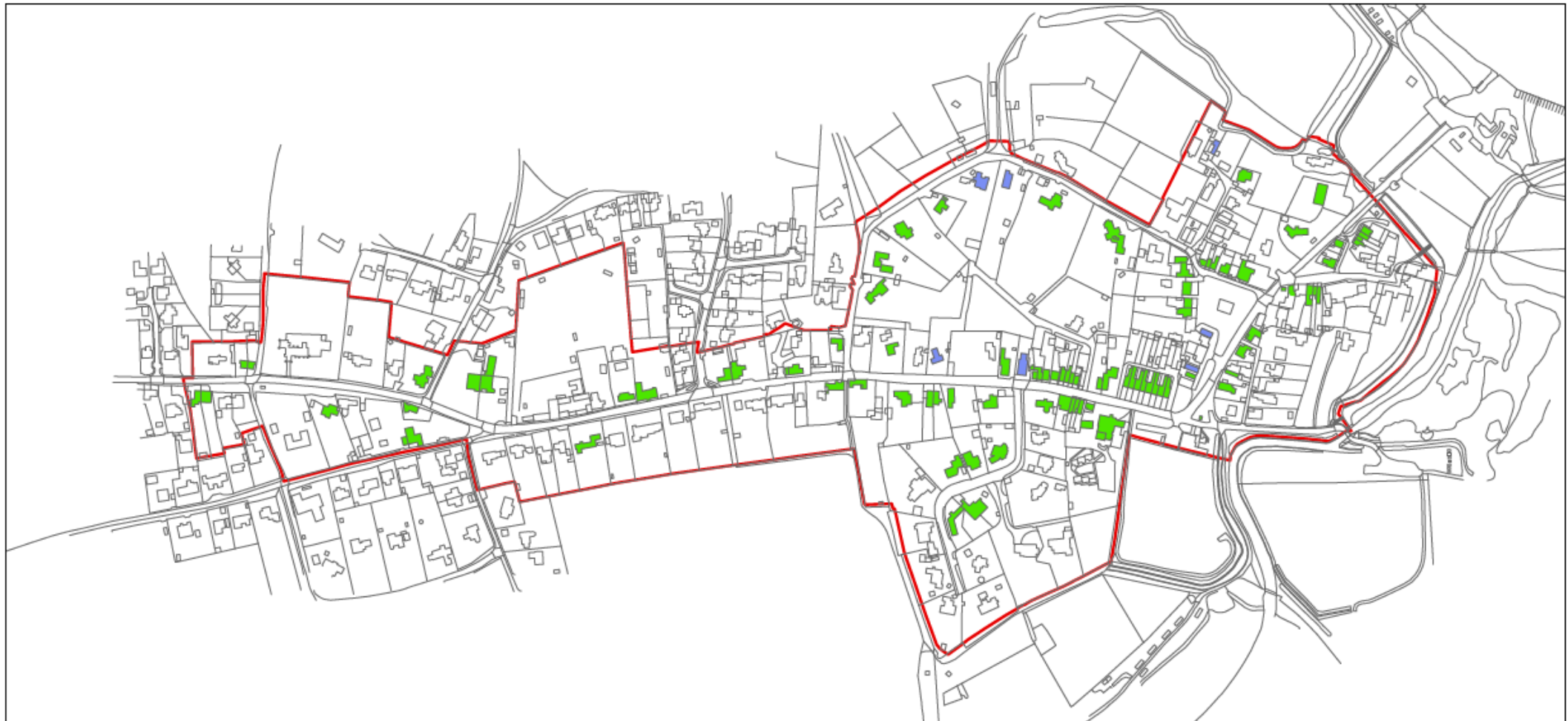
Less than half

Non-historic porch

No

Porches

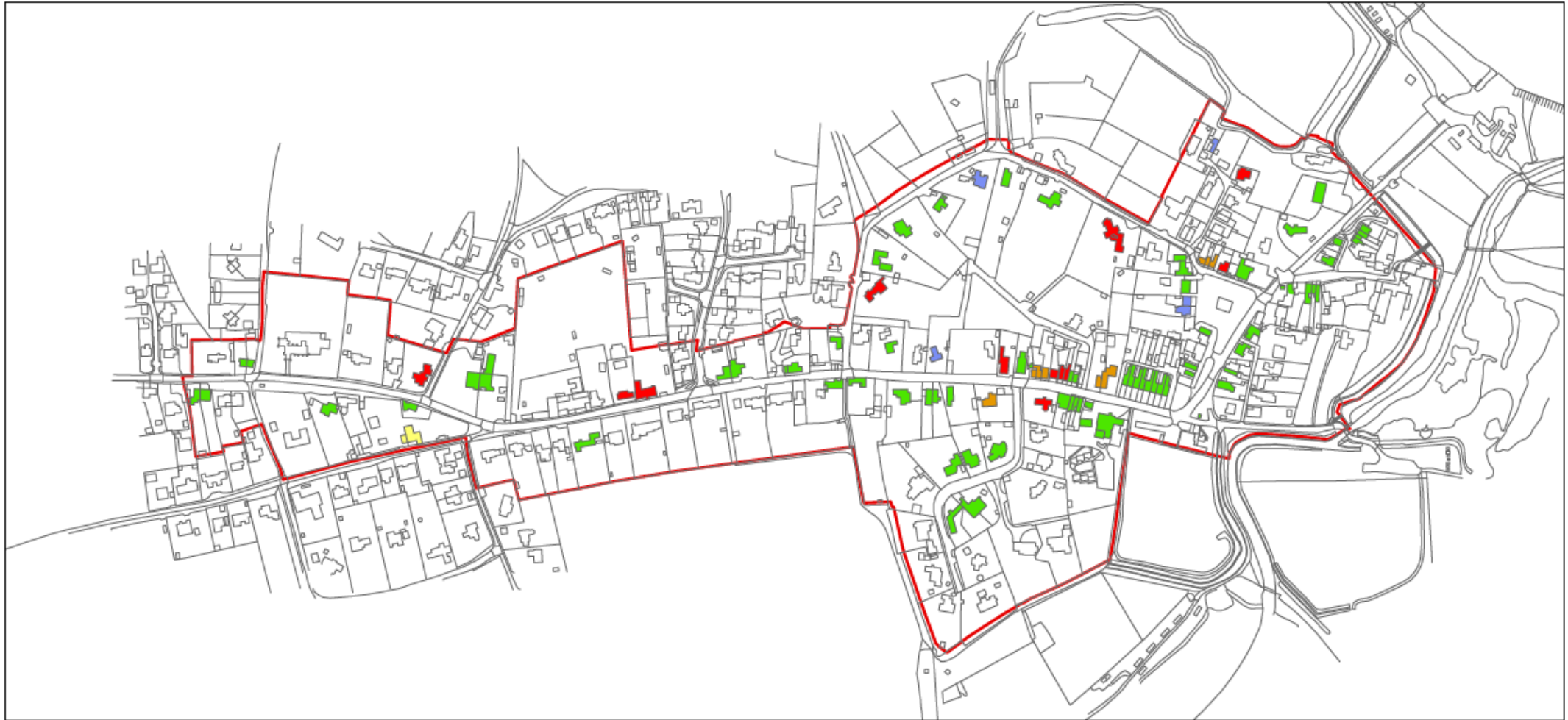
Walberswick Conservation Area Article 4 Review



- Walberswick Conservation Area
- Yes
- Half or more
- Less than half
- No
- Not applicable

Appropriate chimney

Walberswick Conservation Area Article 4 Review

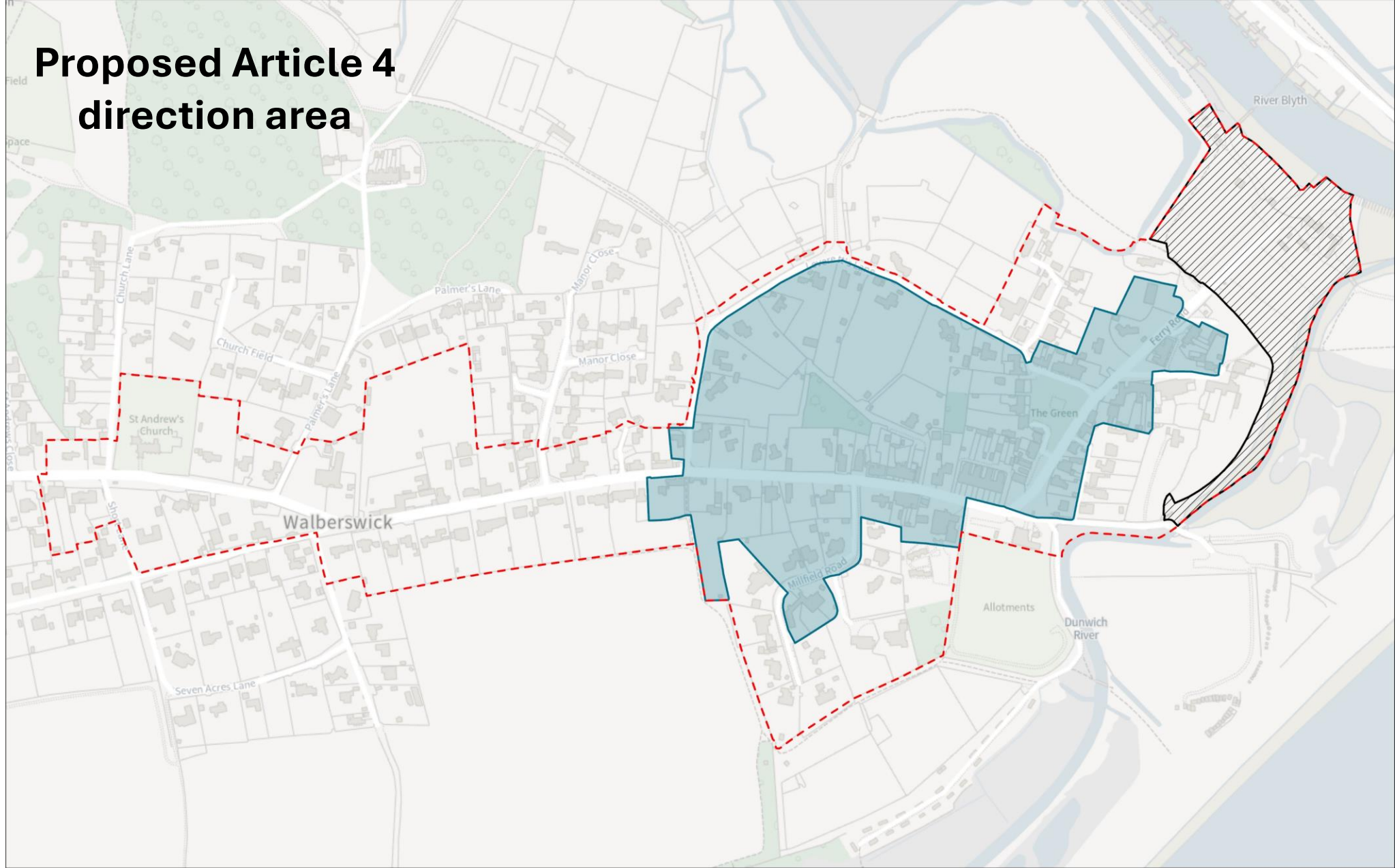


Walberswick Conservation Area

- Yes
- Half or more
- Less than half
- No
- Not applicable

Unaltered roofs

Proposed Article 4 direction area



 Conservation Area  Existing Article 4 Area  Proposed Article 4 Area

Walberswick - Article 4 Review



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