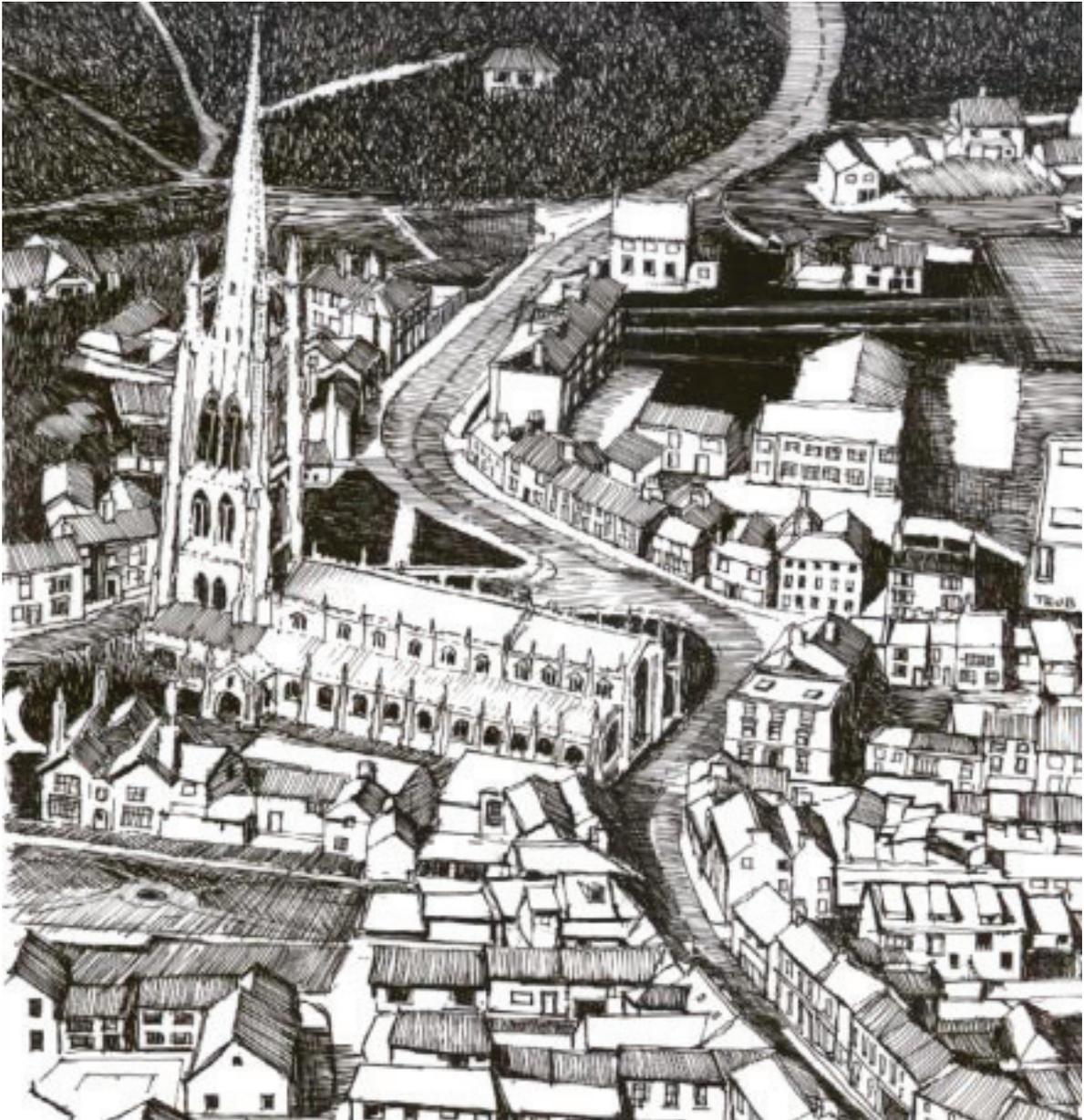


Altering your house in Louth Conservation Area?

How an Article 4 Direction affects you



East Lindsey
DISTRICT COUNCIL

*CONSERVATION
&
ENVIRONMENT*

This property is covered by an Article 4 Direction. This means that Planning Permission is required from East Lindsey District Council for many alterations and home improvements.

This leaflet is intended to tell you what sort of works need permission under this Direction. Use it as a guide, but if you are in any doubt please contact the Council before carrying out any work. Alterations carried out without permission may have to be removed and reinstated to the requirements of the Council; this can be expensive.

The majority of basic household repairs do not need permission as long as they do not involve alterations. Likewise internal alterations do not often require permission but may need approval under the Building Regulations.

The designation of a Conservation Area and this associated Article 4 Direction is not intended to stifle your personal taste and imagination. There are many ways that you can express your own personality through your property whilst still contributing positively to the historic character of the town. Successful and sympathetic repairs and improvements can add value to your home but the property can also lose value or be made less easy to sell if features which give the building its original character are removed.

Only houses are included in the Direction as flats and commercial premises already require planning permission for the works described below. Many minor works in Conservation Areas already need planning permission and you should check on these before carrying out work.

What do I need permission for?

The following type of works need Planning Permission:

◆ **Any changes to the roof covering**

Examples are:

- ✓ Replacement of natural slates with artificial slates,
- ✓ Replacement of clay pantiles with concrete pantiles,
- ✓ Installation of a rooflight.

◆ **Any change to the type, size or materials of windows and doors**

Examples are:

- ✓ Replacement of timber windows with PVCu,
- ✓ Changes to window openings,
- ✓ Replacement of original sash windows with modern windows,
- ✓ Even the replacement of a modern window with another modern window of a different type.

The Council has a policy against the use of PVCu windows or doors in a Conservation Area, Listed Buildings and other sensitive areas.

◆ **Building a porch**

This includes:

- ✓ Porches
- ✓ Conservatories
- ✓ Door hoods and canopies

◆ **Building, alteration or demolition of a fence or wall around the house**

This list is intended to give a general idea of the works which now require planning permission. It is meant only as a guide and anyone in any doubt about whether planning permission is needed should check with the Planning Department.

As with all planning applications, those required as a result of the Direction will be judged on their own merits. There is no fee for making an application which is the result of the Direction.

NB If you are not the owner of the property please ensure this leaflet is passed on to them.

For further information please contact:

- ◆ For advice on the need for planning permission in Louth, tel: 01507 329536
- ◆ For conservation advice and information on historic buildings grant, tel: 01507 601111 ext 350
- ◆ For advice on the Building Regulations, tel: 01507 329548



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