

Altering your house in WAINFLEET Conservation Area?

How an Article 4(2) Direction affects you



East Lindsey
DISTRICT COUNCIL

*CONSERVATION
&
ENVIRONMENT*

This property is covered by an Article 4(2) 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 (2) 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.

Some elevations of the property may not be affected by this Direction but you should always enquire before carrying out any work.

Many minor work in Conservation Areas already need planning permission and you should check on these before carrying out work. This includes work such as putting up satellite dishes or installing dormer windows. 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.

What do I need permission for?

◆ Changing the roof covering

Such as:

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

◆ Changing the type, size or materials of windows and doors

Such as:

- ✓ 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 an extension, porch, conservatory, door hood, swimming pool, garden building or other such buildings.

◆ Building, altering or demolishing a fence, wall or gate around the house.

- ◆ **Providing hard standing for your property.**
- ◆ **Taking down, altering or building a chimney.**
- ◆ **External painting to walls of buildings which have not previously been painted.**

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.

For further information please contact:

- ◆ For advice on the need for planning permission in Wainfleet, tel: 01507 329541
- ◆ For conservation advice or information on historic buildings grant, tel: 01507 601111 ext 350, 319 or 318
- ◆ For advice on the Building Regulations, tel: 01754 897403



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